



philip INDEPENDENT
ESTATE AGENT
Jarvis



63 West Street, Harrietsham, Maidstone, Kent. ME17 1HX.

£325,000 Freehold

Property Summary

"This home is in a tucked away position but the workshop is exceptional for anyone wanting that extra space". - Matthew Gilbert, Branch Manager.

This versatile cottage is presented to the market with no forward chain and is available for viewings immediately.

Located on the heart of Harrietsham village, it is in a prime location to take advantage of all of the amenities on offer as well as the fantastic commuter links with its mainline railway to London and easy access to the M20.

The property comprises of kitchen, large reception room, rear hall and WC to the ground floor. On the first floor there are two double bedrooms, a further bedroom or study as well as family bathroom. There is also a large bedroom to the second floor.

Externally there is a shared driveway that leads to a small lockable shed and an extensive workshop with power and light that could be used for a variety of uses for the right purchaser.

To explore this versatile home please book a viewing without delay.

Features

- Three/Four Bedroom End Of Terraced Home
- Large Garage/Workshop
- Vacant Possession
- EPC Rating: C
- Village Centre Location
- Double Glazing & Gas Central Heating
- Well Presented Throughout
- Council Tax Band C

Ground Floor

Front Door To

Kitchen

Double glazed window to front. Localised tiling. Range of base and wall units. Sink and drainer. Integrated gas hob with extractor over. Oven. Space for white goods. Radiator. Cupboard housing boiler.

Lounge

Double glazed window to front and rear. Two radiators. Feature electric fireplace. Cupboard housing gas meter. Electric meter and consumer unit.

Rear Hallway

Stairs to first floor leading with cupboard underneath. Double glazed window to rear. Door to rear access. Radiator.

WC

Low level WC. Wash hand basin. Radiator.

First Floor

Landing

Double glazed window to rear. Stairs to second floor.

Bedroom One

Double glazed window to rear. Radiator.

Bedroom Two

Double glazed window to front. Radiator. Two storage cupboards. BT & TV point.

Bedroom Four/Study

Double glazed window to side. Radiator. BT point. Cupboard with shelving.

Bathroom

Double glazed window to front chrome heated towel rail. Storage cupboard. Suite comprising of low level WC, wash hand basin, bath with shower attachment and separate shower cubicle with glass screen.

Second Floor

Landing

Double glazed window to side.

Bedroom Three

Double glazed Velux window to both front and rear. Two radiators. Multiple storage cupboards. TV point. Hatch to loft access.

Exterior

Front

Access to front door and pedestrian shared access to rear shed.

Parking

Shared driveway with five bar gate leading to

Garage/Workshop

Up and over door. Two sets of windows to side. Window to rear. Power and light. Work bench. Consumer unit.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

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