



**philip
jarvis**
INDEPENDENT
ESTATE
AGENT



Wrenscroft, Station Road, Harrietsham, Maidstone, Kent. ME17 1JA.

£1,495 pcm



Property Summary

"A detached two bedroom house found within walking distance of the railway station". - Sally Pascoe, Letting Executive.

Ready to move into the accommodation downstairs is arranged with a large living room that leads via patio doors to the conservatory. There is also a dining hall and fitted kitchen.

Upstairs there are the two bedroom with the large rooms over 17ft long. There is also a modern shower room.

Outside there is a courtyard garden that enjoys a sunny aspect. The garage is no longer operational but makes a great storage area and there is a driveway for two cars.

Harrietsham is a popular village and boasts two shops, gastro restaurant, excellent primary school and railway station. The large village of Lenham and the county town of Maidstone are only a short drive away.

Features

- Two Bedroom Detached House
- Available Now
- Fitted Kitchen
- Sunny Aspect Courtyard Garden
- Early Viewing Recommended
- Council Tax Band D
- Tucked Away Village Position
- Living Room, Dining Hall & Conservatory
- Garage Used As A Storage Area
- Driveway To Side
- Available March 2026
- EPC Rating: C

Ground Floor

Entrance Door To

Dining Hall

10' 8" x 7' 2" plus area to staircase (3.25m x 2.18m) Double glazed window to front. Two radiators. Stairs to first floor.

Living Room

17' 0" x 9' 7" max (5.18m x 2.92m) Double glazed bow window to front. Double glazed patio doors to conservatory. Two radiators.

Conservatory

14' 2" x 7' 4" (4.32m x 2.24m) Double glazed window to front, side and rear. Double glazed sliding doors to courtyard garden.

Kitchen

8' 6" x 7' 5" (2.59m x 2.26m) Double glazed window to rear. Range of base and wall units. White single bowl sink unit. Gas cooker. Door to garage/storage area.

First Floor

Landing

Double glazed window to rear. Access to loft. Cupboard.

Bedroom One

17' 9" x 9' 9" max (5.41m x 2.97m) Double glazed window to front. Fitted wardrobe. Radiators.

Bedroom Two

10' 9" x 7' 2" (3.28m x 2.18m) Double glazed window to front. Radiator.

Shower Room

Double glazed frosted window to rear. White suite of concealed low level WC, vanity hand basin and walk in fully tiled shower. Aqualisa shower unit. White towel rail. Extractor.

Exterior

Front Garden

Small area of lawn to the front.

Courtyard Garden

There is a courtyard garden off the conservatory. There is a sunny aspect. Summerhouse. There is access to one side to the garage. Further side access to the front of the house.

Garage

The garage is not operational. It is though a useful extra storage area with a pedestrian door to one side and a door to the kitchen.

Driveway

There is a driveway to the side of the garage from two cars.



Tenancy Information
What Fees We Can Ask You To Pay

BEFORE YOU MOVE IN:

- Holding Deposit of £150.00 (which must not equate to more than one weeks' rent) This is to reserve the property. Please note, this will be withheld if any relevant person (including any guarantors) withdraw from the Tenancy, fail a right to rent check, provide materially significant false or misleading information or fail to sign their tenancy agreement (and/or deed of guarantee) within fifteen calendar days (or other deadline for agreement as mutually agreed in writing).

- Security Deposit of five weeks' rent. This covers damages or defaults on the part of the Tenant during the Tenancy.

DURING YOUR TENANCY:

- Unpaid rent: Interest at 3% above the Bank of England Base Rate from rent due date until paid in order to pursue non payment of rent. Please note: This will not be levied until the rent is more than fourteen days in arrears.

- Lost keys or other security devices: Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the Tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc.VAT) for the time taken replacing lost key(s) or other security device(s).

- Variation of contract (Tenant's request): £50.00 (inc.VAT) per agreed variation. To cover the costs associated with taking Landlord's instructions as well as the preparation and execution of new legal documents.

- Change of sharer (Tenant's request): £50.00 (inc.VAT) per replacement Tenant or any reasonable costs incurred if higher. To cover the costs associated with taking Landlord's instructions, new Tenant referencing and right to rent checks, deposit registration as well as the preparation and execution of new legal documents.

- Early termination (Tenant's request): Should the Tenant wish to leave their contract early, they shall be liable to the Landlord's costs in re-letting the Property as well as all rent due under the Tenancy until the start date of the replacement Tenancy. These costs will be no more than the maximum amount of rent outstanding on the Tenancy.

FURTHER INFORMATION:

- Philip Jarvis Estate Agent Ltd is a member of The Property Ombudsman Redress Scheme. www.tpos.co.uk

- Philip Jarvis Estate Agent Ltd is part of the PropertyMark Client Money Protection Scheme. Scheme reference: C0014138.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Viewing Strictly By Appointment With



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 contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour is included this is for the general guidance only. It is not to scale and its accuracy cannot be confirmed.

