



**philip
jarvis**
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13 Westwood Close, Lenham, Maidstone, Kent. ME17 2BW.

£399,995 Freehold

Property Summary

"This is such a well presented home. You honestly could just move straight in". - Matthew Gilbert, Branch Partner.

Available to the market is this incredibly well presented townhouse situated in a gated cul de sac within Lenham village.

This modern home built by Jones Homes was completed to a high standard and offers great access to the A20 as well as close proximity to Lenham village centre itself with all of its amenities and local train station which offers direct access to London Victoria.

The accommodation comprises of entrance hall, kitchen, lounge/diner, conservatory and WC, whilst to the first floor there is a large double bedroom with built in wardrobes and access to the large ensuite, another double bedroom and family bathroom. To the second floor there is a further double bedroom and ensuite shower room.

Externally to the front there is parking for three vehicles and to the rear there is a courtyard garden which enjoys a westerly aspect. Available to view immediately please book a viewing without delay to avoid disappointment.

This home is located within Lenham village which has a vibrant community within a thriving village square, great amenities to include primary and secondary school, library and Doctors surgery. There are also great commuter links with a mainline railway and access to M20 found by junction eight for Leeds Castle.

Features

- Three Bedroom Mid Terraced Townhouse
- Two Ensuites & A Family Bathroom
- Well Presented Throughout
- Conservatory
- EPC Rating: B
- Driveway for Three Cars
- Courtyard Rear Garden
- Gated Development
- Council Tax Band E

Ground Floor

Front Door To

Hall

Radiator. Wall mounted thermostat. Stairs to first floor. BT point.

Kitchen

10' 0" x 9' 3" (3.060m x 2.809m) Double glazed window to front. Range of base and wall units. Localised tiling. Integrated NEFF double electric oven and gas hob.

Stainless steel extractor over. Stainless steel sink and drainer. Integrated washing machine, dishwasher and fridge/freezer.

Lounge/Dining Room

16' 3" x 13' 3" (4.943m x 4.035m) Double glazed window to rear Double glazed French doors to rear. Two radiators. Storage cupboard. TV & BT point.

Conservatory

9' 7" x 8' 6" (2.920m x 2.602m) Double glazed French doors and double glazed windows to rear. Double glazed windows to side.

Cloakroom

Double glazed obscured window to front. Radiator. Wall mounted consumer unit. Low level WC. Wash hand basin. Towel rail.

First Floor

Landing

Stairs to second floor. Radiator.

Bedroom One

10' 10" x 10' 8" (3.3110m x 3.256m) Double glazed window to rear. Radiator. TV point. Thermostat. Triple built in wardrobes. Door to

Ensuite

Double glazed obscured window to rear. Half tiled walls. Chrome heated towel rail. Suite comprising of low level WC, wash hand basin and double shower cubicle with glass screening. Extractor.

Bedroom Three

10' 5" x 9' 7" (3.185m x 2.921m) Double glazed window to front. Radiator. Built in double wardrobe.

Bathroom

Double glazed obscured window to front. Localised tiling, Chrome heated towel rail. Suite comprising of low level WC, wash hand basin and panelled bath with shower attachment and retractable glass screen.

Second Floor

Landing

Cupboard housing water tank and shelving.

Bedroom Two

13' 4" x 9' 9" (4.068m x 2.964m) Double glazed window to both front and rear. Two radiators. Two small cupboards to eaves storage. Door to

Ensuite

Localsied tiling. Chrome heated towel rail. Suite comprising of low level WC. Wash hand basin and single shower cubicle.

Exterior

Front Garden

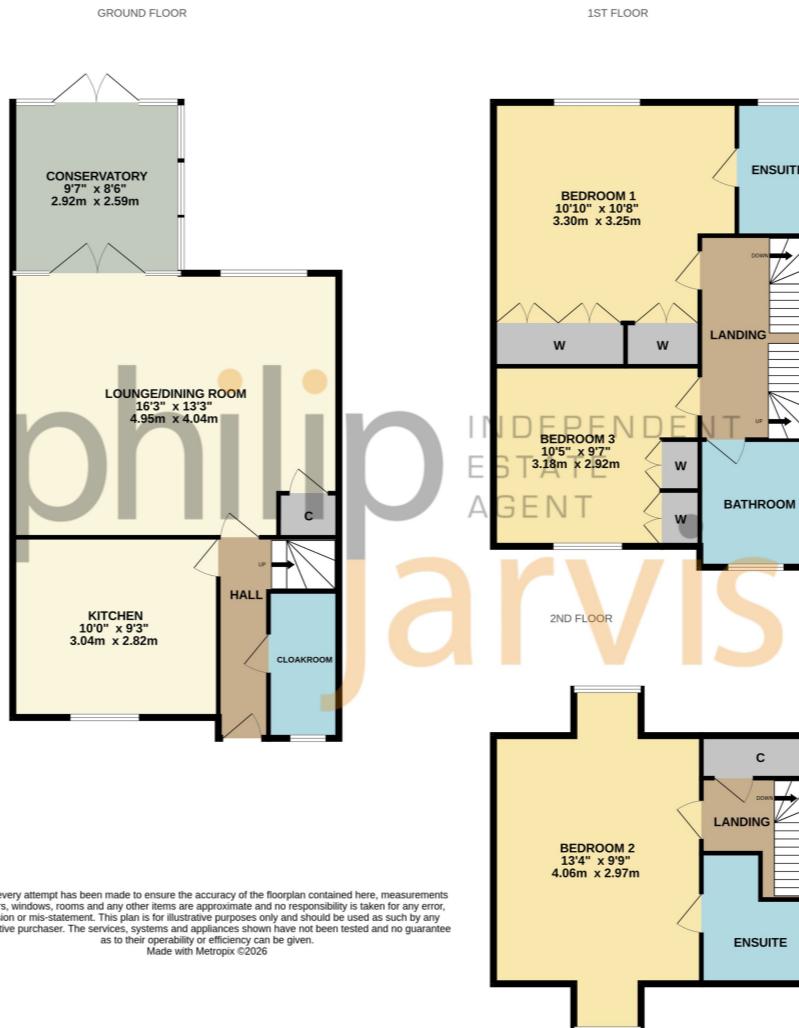
Small shingled area. Shrubs to border. Pedestrian side access.

Parking

Block paved driveway for three vehicles.

Rear Garden

Paved patio area. Rear pedestrian access.



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		
(92-100) A		
(81-91) B	84	85
(69-80) C		
(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		

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 included this is for the general guidance only. It is not to scale and its accuracy cannot be confirmed.

