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ESTATE
AGENT
jarvis



4 Matthews Avenue, Harrietsham, Maidstone, Kent. ME17 1GJ.

£350,000 Freehold

Property Summary

"I love the presentation of this home, it offers versatile and comfortable living, perfectly suited for a growing family." - Sam Newman, Senior Sales Executive.

Presenting to the market is this modern three bedroom semi detached town house found on the Saxon Place Development within Harrietsham village. The house was first moved into in 2018, meaning there is the remainder of the NHBC warranty until 2028.

The accommodation to the ground floor has been comfortably arranged to include a large open plan kitchen/living area, separate study and cloakroom.

To the first floor is a large second reception room, currently set up as a lounge, plus a main bedroom with well equipped ensuite. The property continues to a second floor where you will find two further well proportioned bedrooms and a family bathroom.

Externally to the rear is an enclosed garden which is mainly laid to lawn with a pleasant seating area to the far end. To the side is a carport and driveway together suitable for two vehicles. There is a 7.5kwh EV charging point.

Harrietsham village offers a primary school, public house, convenience stores, post office and social club. The nearby villages of Lenham offers a wider range of shops and amenities where required. For commuting the M20 motorway can be access at junction eight. There is also a mainline railway station to London Victoria.

This well presented home needs to be viewed to be full appreciated.

Features

- Three Bedroom Semi Detached Town House
- Remainder Of NHBC Warranty
- EV Charging Point
- Complete Forward Chain
- Council Tax Band E
- Driveway & Carport
- Three Reception Areas
- Ensuite To Master Bedroom
- EPC Rating: B

Ground Floor

Front Door Leads To

Hallway

Radiators. Laminate flooring. Cupboard housing gas boiler and consumer unit.

Kitchen/Diner

Double glazed windows to rear with patio doors to garden. Modern base and wall units with one and a half bowl sink. Electric hob. Electrolux electric oven. Electrolux fridge/freezer. Integrated dishwasher. Integrated washing machine. Extractor with light. Downlighters. Wooden worktops. Laminate flooring. Understairs cupboard. Feature wood panelling. TV point. Radiator.

Study

Double glazed window to front with shutters. Radiators. Laminate flooring.

Cloakroom

Double glazed obscured window to side. Radiator. Low level WC and square pedestal sink. Localised tiling. Laminate flooring. Extractor. Stairs to fist floor.

First Floor

Landing

Radiator. Fitted carpet.

Lounge

Two double glazed windows to front. Double glazed obscured window to side. Radiator. Laminate flooring. BT & TV point. All windows with shutters.

Bedroom One

Two double glazed windows to rear with shutters. Radiator. Laminate flooring. Thermostat.

Ensuite

Modern suite comprising of low level WC, pedestal sink, walk in shower, Radiator. Laminate flooring. Half tiled walls. Fully tiled in shower,. Shaving point. Extractor.

Second Floor

Landing

Radiator. Fitted carpet. Loft hatch.

Landing

Radiator. Fitted carpet. Loft hatch.

Bedroom Two

Velux window to rear. Radiator. Laminate flooring. Cupboard housing water cylinder.

Bedroom Three

Double glazed window to front with shutters. Radiator. Laminate flooring. Cupboard.

Bathroom

Modern suite comprising of low level WC, pedestal sink, rectangular panelled bath with shower over and screen. Radiator. Half tiled walls. Full tiling around bath. Laminate flooring. Extractor.

Exterior

Front Garden

Grass area. Path. Outside light. Bushes.

Parking

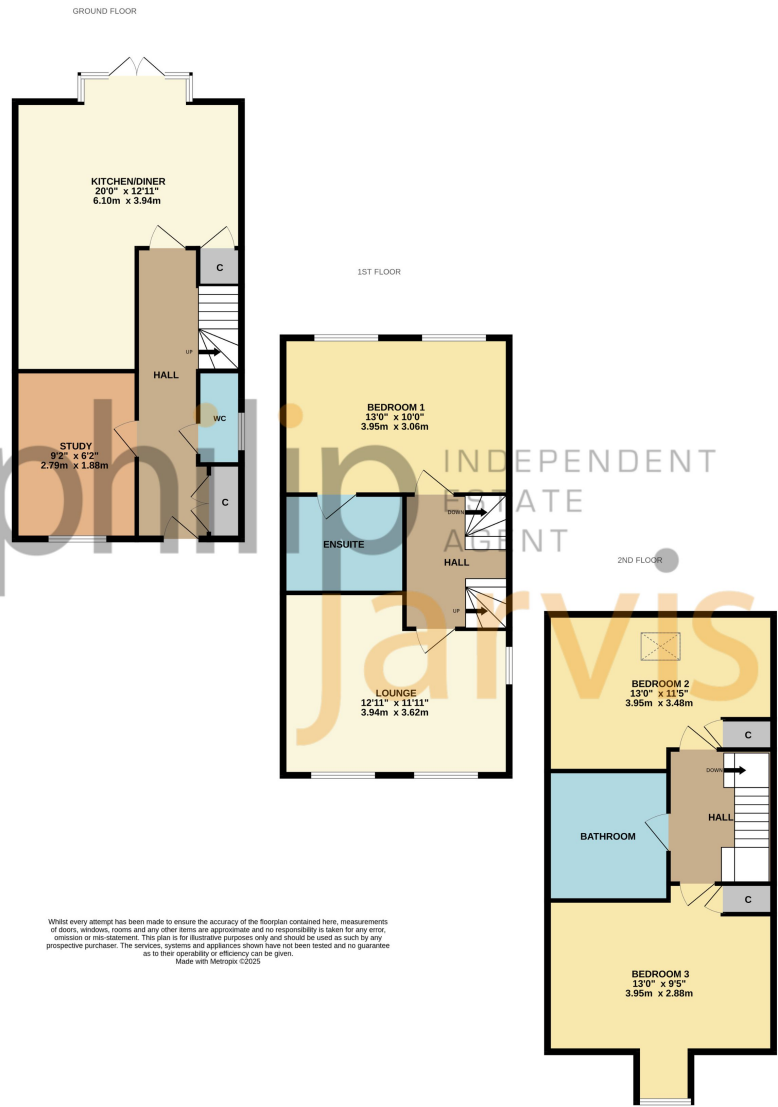
Carport and driveway for two vehicles. Power in carport and EV charging point (7.5 kwh). Pedestrian access to rear. Garden through carport to

Rear Garden

Mainly laid to lawn. Patio area. Fully enclosed with fencing. Shingled seating area. Outdoor lights. Power point. Water tap.

Agents Note

1. The current management charge is £110 per annum.



Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	84	95		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)	84	95		
D				
(39-54)				
E				
(21-38)	84	95		
F				
(1-20)	84	95		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

Viewing Strictly By Appointment With



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propertymark

arla
propertymark



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.