



philip INDEPENDENT  
ESTATE AGENT  
Jarvis



## 9 Malthouse Close, Lenham, MAIDSTONE, Kent. ME17 2LQ.

£315,000 Freehold

### Property Summary

"I really like the tucked away position of this house. In addition there is an 18ft extension across the rear and a useful shower room really adding to the downstairs space". - Philip Jarvis, Director.

A modern two bedroom semi-detached house found to one corner of a small cul-de-sac development just off Ham Lane in Lenham.

Being sold with no onward chain, an early viewing comes most recommended.

Downstairs the accommodation has been added to with an 18ft dining/family room across the rear of the house to add to the living room and kitchen area. In addition there is also a most useful shower room. Upstairs are the two bedrooms and a bathroom.

There is also double glazing, gas central heating and new laminate flooring has been fitted to the kitchen and family area.

Outside there is an enclosed 25ft x 20ft rear garden and a driveway to the front and side of the house.

Well positioned, the village centre is only a short walk. The local schools and railway are also easily accessed as is the M20 motorway at Leeds.

### Features

- Two Bedroom Semi Detached House
- Downstairs Shower Room
- Modern Bathroom
- Sunny Aspect Garden
- Tucked Away Cul-De-Sac Position
- Council Tax Band C
- 18ft Family Room Extension To The Rear
- Two Double Bedrooms
- Double Glazing & Gas Central Heating
- Driveway To Side
- EPC Rating: C

## **Ground Floor**

### **Entrance Door To**

### **Porch**

Double glazed window to side. Door to

### **Living Room**

14' 3" x 12' 0" (4.34m x 3.66m) Full length double glazed window to front and side with shutters. Radiator. Stairs to first floor. Understairs cupboard.

### **Kitchen Area**

12' 0" x 8' 2" (3.66m x 2.49m) Range of base and wall units. Stainless steel one and a half bowl sink unit. Gas cooker with extractor over. Plumbing for washing machine. Breakfast bar area. Radiator. New laminate floor. Leads through to

### **Family Room/Dining Room**

18' 6" x 8' 8" (5.64m x 2.64m) Double glazed doors and double glazed window to rear. Skylight. Two radiators. Double cupboard. New laminate floor.

### **Shower Room**

Double glazed window to front. Modern suite of low level WC, pedestal hand basin and fully tiled corner shower cubicle. Chrome towel rail. Tiled floor. Extractor.

## **First Floor**

### **Landing**

Access to loft.

### **Bedroom One**

12' 0" x 10' 0" max narrowing to 7' 10" (3.66m x 3.05m) Two double glazed windows to front. Radiator.

### **Bedroom Two**

12' 0" x 8' 2" (3.66m x 2.49m) Double glazed window to rear. Double cupboard overstairs.

### **Bathroom**

Double glazed frosted window to side. White suite of low level WC, pedestal hand basin and panelled bath with shower attachment. Part tiled walls. Radiator. Cupboard housing boiler.

### **Exterior**

#### **Front Garden**

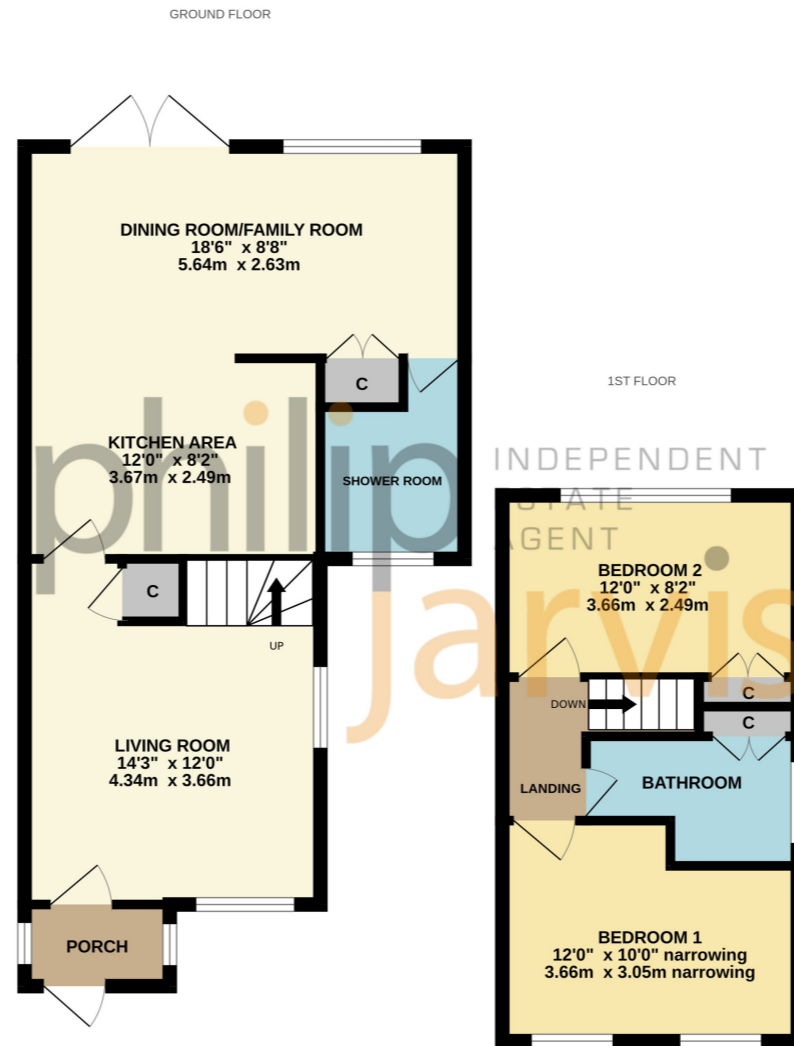
Laid to lawn with hedge to front. Path to porch.

#### **Rear Garden**

Approximately 20ft x 25ft. Sunny aspect. Laid to lawn with patio area and beds. Garden shed. Side pedestrian access.

#### **Parking**

Driveway leading to the front and side of the house.



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.  
Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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 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.



Viewing Strictly By Appointment With