



Villages & Country Homes  
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**40 Ham Lane, Lenham, Kent. ME17 2LL.**

**£400,000 Freehold**

## Property Summary

"I really like the position of this house. Tucked away along Ham Lane but within walking distance of the centre of the village and the local railway station". - Philip Jarvis, Director.

A modern three bedroom detached house found in an ever popular location in Lenham.

Extremely well presented, the accommodation is arranged with a sitting area leading through to a modern kitchen/dining room. There has more recently been the addition of a conservatory overlooking the garden. There is also a cloakroom downstairs.

Upstairs the master bedroom has a modern ensuite shower room and there are two further bedrooms and a contemporary bathroom.

To the rear is an enclosed garden with decking area and door leading to the garage with is access off Mitchel Close. There is also an additional parking space

The property also benefits from gas central heating and replacement double glazing. It is also being sold with no onward chain.

Well positioned, the many amenities of Lenham are within walking distance. There are two schools, and a railway station in the village. The M20 motorway is easily access at Junction eight approximately five miles away.

## Features

- Modern Three Bedroom Detached House
- Modern Fitted Kitchen/Dining Room
- Cloakroom
- Modern Bathroom Suite
- Garage & Parking Space
- No Onward Chain
- Council Tax Band E
- Sitting Room Area With Bay Window
- Conservatory Overlooking Garden
- Ensuite Shower Room To Bedroom One
- Enclosed Rear Garden
- Walking Distance Of Village Centre
- EPC Rating: D

## **Ground Floor**

### **Entrance Door To:**

### **Hall**

Radiator.

### **Cloakroom**

Double glazed frosted window to front. Contemporary suite of low level WC and pedestal hand basin with splash back. Radiator.

### **Sitting Room**

14' 6" x 15' 6" plus bay (4.42m x 4.72m plus bay) Double glazed square window to front. Wood effect flooring. Stairs to first floor. Understairs cupboard. Fireplace with electric log effect fire. Two radiators. Recess lighting. Leading through to:

### **Kitchen/Diner**

17' 6" x 9' 6" (5.33m x 2.90m) Double glazed window and double glazed patio doors to rear. Range of modern base and wall units. Stainless steel electric oven and hob. Stainless steel extractor with splashback. Integrated fridge and freezer. Integrated washing machine and dishwasher. White 1 1/2 bowl sink unit. Cupboard concealing wall mounted gas central heating boiler. Recess lighting. Feature vertical radiator.

### **Conservatory**

9' 0" x 9' 0" (2.74m x 2.74m) Double glazed windows to side and rear. Double glazed doors to rear.

## **First Floor**

### **Landing**

Double glazed window to side. Airing cupboard.

## **Bedroom One**

12' 9" x 10' 6" (3.89m x 3.20m) Double glazed window to rear. Radiator.

## **Ensuite Shower Room**

Double glazed frosted window to side. White suite of low level WC, pedestal hand basin and large fully tiled shower cubicle. Local wall tiling. Tiled floor. Radiator. Extractor.

## **Bedroom Two**

10' 6" x 9' 6" (3.20m x 2.90m) Double glazed window to front. Radiator. Access to loft.

## **Bedroom Three**

9' 10" x 6' 10" (3.00m x 2.08m) Double glazed window to rear. Radiator.

## **Bathroom**

Double glazed frosted window to front. Contemporary white suite of low level WC, pedestal hand basin and panelled bath with shower attachment. Chrome towel rail. Local wall tiling. Tiled floor.

## **Exterior**

### **Front Garden**

Laid to lawn with hedge to front and shrub bed. Path to front door.

### **Rear Garden**

Approximately 25ft in length. Area to lawn with decking area to the bottom of the garden. Access to rear parking space and garage. Storage area to one side of the house. Side access to other side of house to the front of the property.

### **Garage**

Up and over door. Door to garden. Power and lighting. Further parking space found to one side of the garage.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	83
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(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.

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