



philip
INDEPENDENT
ESTATE
AGENT
jarvis



28 Ham Lane, Lenham, Maidstone, Kent. ME17 2LL.

£425,000 Freehold

Property Summary

"I think this is a great home, so well proportioned. I love the log burner". - Matthew Gilbert, Senior Branch Manager.

Situated on the outskirts of Lenham village is this well presented three bedroom detached home that really needs to be viewed to appreciate everything on offer.

The layout comprises to the ground floor of an entrance hall, WC, lounge with log burner, kitchen/breakfast room, dining room and utility room.

To the first floor there are three bedroom and a family bathroom.

Externally to the front there is a large driveway and a shortened garage for storage. The rear garden has a fairly private aspect and is a mix of lawn and patio area with mature shrubs borders.

Lenham village itself is an extremely well served village offering a vibrant community and bustling village centre. There are also the benefits of a doctors surgery, both primary and secondary school and library. There are also great commuter links with junction right of the M20 found nearby and a local mainline railway station direct to London Victoria.

Please book a viewing to avoid disappointment.

Features

- Three Bedroom Detached Home
- Double Glazing & Gas Central Heating
- Driveway & Garage
- Incredibly Well Presented
- Council Tax Band D
- Downstairs WC
- Popular Residential Area
- Log Burner
- EPC Rating: D

Ground Floor

Front Door To

Porch

Double glazed window to side. Radiator.

WC

Double glazed window to side. Low level WC. Feature wash hand basin with cupboard underneath. Radiator. Fully tiled walls.

Lounge

17' 9" x 11' 9" (5.41m x 3.58m) Double glazed window to front. Stairs to first floor. TV & BT point. Feature fireplace with fitted log burner. Wall lights.

Kitchen/Breakfast Room

17' 5" x 11' 10" (5.31m x 3.61m) Double glazed window to rear. Double glazed French doors to rear. Extensive range of base and wall units. Butler style sink. Integrated undercounter freezer. Space for electric range master. Space for dishwasher and separate tall fridge/freezer. Water softener. Localised tiling. Wall mounted thermostat.

Dining Room

12' 8" x 7' 7" (3.86m x 2.31m) Double glazed window to side. Double glazed sliding doors to rear access. Cupboard housing gas boiler.

Utility Room

Window to side. Base units and shelving. Space for white goods and American style fridge/freezer.

First Floor

Landing

Double glazed obscured window to side. Cupboard housing water tank.

Bedroom One

14' 1" x 10' 2" (4.29m x 3.10m) Double glazed window to front. Radiator. TV point.

Bedroom Two

10' 3" x 10' 2" (3.12m x 3.10m) Double glazed to rear. Radiator.

Bedroom Three

10' 2" x 7' 1" (3.10m x 2.16m) Double glazed window to front. Radiator. Wardrobe cupboard with hanging rail and shelve.

Bathroom

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

Exterior

Front Garden

Hedge border to both sides and front. Pedestrian side access. Water butt. Outside light.

Parking

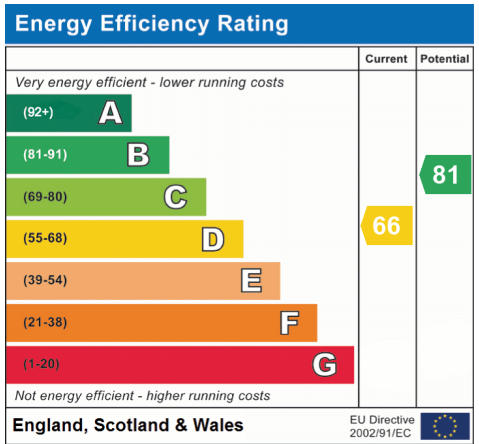
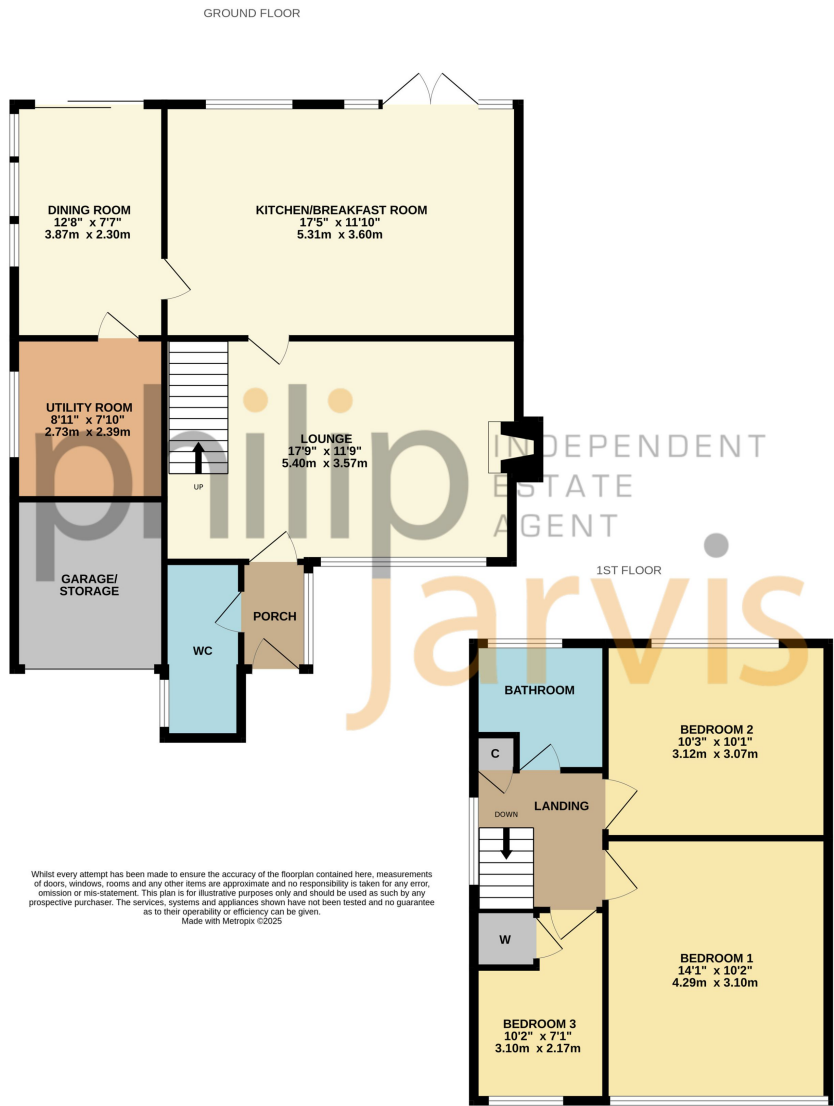
Block paved driveway for several vehicles leading to

Garage

Up and over door. Shortened garage area for storage.

Rear Garden

Mainly laid to lawn with shrubs and bushes to side and rear borders. Paved patio area and pedestrian side access. Shed to remain. Water butt to remain. Outside tap.



Viewing Strictly By Appointment With



naea

propertymark

arla

propertymark

THE GUILD
PROPERTY
PROFESSIONALS

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.