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**32 Young Lane, Harrietsham, Maidstone, Kent. ME17 1GT.**

**£389,995 Freehold**

## Property Summary

"I love the tucked away position of the home especially with the picturesque East Street aspect". - Matthew Gilbert, Branch Manager.

Presenting to the market this impressive three bedroom semi detached home built approximately seven years ago by the reputable builders Crest Nicholson. Located in a cul-de-sac position on the edge of the Chantry Green Development, this home certainly warrant an early viewing.

The property comprises of an entrance hall, kitchen/dining room, large lounge and cloakroom to the ground floor. To the first floor there is a master bedroom with two sets of built in wardrobes and ensuite shower room. There are also two further double bedrooms and a family bathroom.

Externally there is a covered two car tandem driveway with a car charging point with side access/ Whilst to the rear is a landscaped garden that offers two seating patio areas and a feature pond.

This property has been further upgraded to include double glazed front sash style windows, Bosch kitchen appliances, Roca toilets and Hansgrohe bathroom furniture.

Harrietsham is an incredibly popular commuter village with easy access to the M20 as well as offering its own mainline station to London Victoria. Local amenities include a primary school, a public house, post office, convenience shops and a church.

## Features

- Three Bedroom Semi Detached Home
- Cul-De-Sac Location
- Landscaped Rear Garden
- Ensuite To Master Bedroom
- Beautifully Presented Throughout
- Council Tax Band D
- Premium Fixtures & Fittings
- Driveway With Carport
- NHBC Warranty
- Three Toilets
- EPC Rating: B

## **Ground Floor**

### **Front Door To**

### **Hall**

Thermostat. Radiator. Stairs to first floor.

### **Lounge**

18' 1" x 12' 6" (5.51m x 3.81m) Double glazed windows and double glazed French doors to rear. Two radiators. TV & BT point.

Understairs storage cupboard.

### **Kitchen/Dining Room**

14' 10" x 10' 10" (4.52m x 3.30m) Double glazed sash window to front. Radiator. Range of base and wall units. Sink with boiling tap and drainer. Electric hob with extractor. Integrated tall fridge/freezer, dishwasher and washing machine.

### **Cloakroom**

Double glazed frosted window to front. Concealed low level WC. Sink. Localised tiling. Radiator.

## **First Floor**

### **Landing**

Double glazed window to side. Hatch access to boarded loft. Cupboard housing Potterton combination boiler.

### **Bedroom One**

10' 4" x 10' 3" max (3.15m x 3.12m) Double glazed window to rear. Two built in double wardrobes with sliding doors. Radiator. TV & BT point.

### **Ensuite**

Suite comprising of low level WC, wash hand basin and double shower cubicle with retractable glass concealed screen. Extractor. Localised tiling. Chrome heated towel rail.

### **Bedroom Two**

10' 4" x 9' 10" (3.15m x 3.00m) Double glazed sash window to front. Radiator.

### **Bedroom Three**

10' 0" x 7' 2" (3.05m x 2.18m) Double glazed window to rear. Radiator.

### **Bathroom**

Double glazed frosted sash window to front. Suite comprising of concealed low level WC, wash hand basin and panelled bath with shower attachment. Localised tiling. Chrome heated towel rail. Shaver point. Extractor.

## **Exterior**

### **Front Garden**

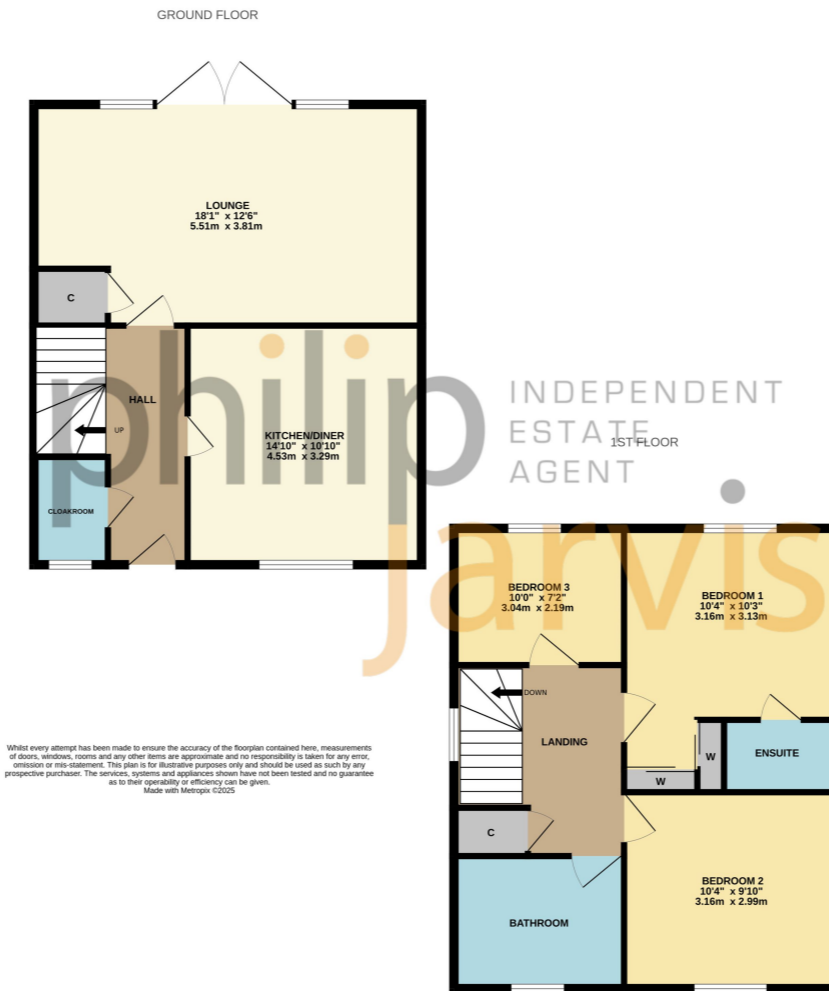
Paved footpath to front door. Shrubs to front borders. Two small grassed areas. External light. Side access.

### **Rear Garden**

Mainly laid to lawn. Paved patio area. Raised patio area with pond. Raised beds. Shed to remain. Outside tap.

### **Carport**

Covered parking area for two vehicles. Outside light. Side access. Electric car charging point.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	84	
(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

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 contract, 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.

