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**40 Chippendayle Drive, Harrietsham, Kent. ME17 1AD.**

**£425,000 Freehold**

## Property Summary

"There is nothing not to love about this home. The size, the presentation, the waterside rear garden, this property just keeps on giving". - Matthew Gilbert, Branch Manager.

Available to the market is this fantastic home located in the popular cul-de-sac of Chippendayle Drive within Harrietsham village. The commuter village offers a public house, post office, convenience shops, village hall and primary school. There is also access to the M20 via junction 8 at Leeds Castle as well as its own mainline railway to London Victoria.

This home is arranged to the ground floor the include, entrance hall, open lounge/diner, kitchen, conservatory, inner hall and cloakroom. To the first floor there is a master bedroom with an ensuite shower room, separate family bathroom and two further double bedrooms.

Externally to the front there is a smart lawned area as well as a blocked paved driveway for two cars and a single integral garage with an electric up and over door.

The impressive rear garden is most attractive with a small lawned area, paved patio area and raised decking as well as the most beautiful stream that can be access via step down or sat upon via a walkway to the sun terrace and summerhouse.

Rarely does a home like this become available so please book a viewing to avoid disappointment.

## Features

- Stunning Detached Home
- Waterside Views
- Well Presented Throughout
- Garage
- Council Tax Band E
- Cul-De-Sac Location
- Three Double Bedrooms
- Conservatory
- Ensuite To Master Bedroom
- EPC Rating: C

## **Ground Floor**

### **Entrance Door To**

### **Lobby**

Laminate floor. Radiator.

### **Cloakroom**

Double glazed window to side. Low level WC. Hand basin. Laminate floor. Radiator. Fully tiled walls.

### **Living Room**

23' 5" x 11' 0" (7.14m x 3.35m) Double glazed window to front. Laminate floor. Radiator. TV point.

### **Dining Area**

Double glazed doors to conservatory. Laminate flooring. Radiator.

### **Conservatory**

11' 10" x 10' 4" (3.61m x 3.15m) Double glazed windows to both sides and rear. Double glazed doors to side. Air conditioning unit.

### **Inner Hall**

Stairs to first floor. Understairs cupboard. Door to garage. Radiator.

### **Kitchen**

11' 10" x 10' 0" (3.61m x 3.05m) Double glazed window to rear. Contemporary fitted range of base and wall cupboards. Sink unit. Stainless steel five ring gas hob and stainless steel extractor hood over. Electric oven and microwave. Space for under counter fridge/freezer. Integrated dishwasher. Tiled floor. Recess lighting. Panel heater.

## **First Floor**

### **Landing**

Double glazed window to side. Access to loft. Cupboard housing water tank. Recess lighting.

## **Bedroom One**

12' 0" x 11' 4" (3.66m x 3.45m) Double glazed window to rear. Three sets of built in double wardrobes. Radiator. TV point.

### **Ensuite Shower Room**

Double glazed obscured window to rear. Suite comprising of low level WC, wash hand basin and walk in shower cubicle with glass screen. Chrome heated towel rail. Fully tiled walls.

### **Bedroom Two**

11' 3" x 9' 2" (3.43m x 2.79m) Double glazed window to front. Radiator.

### **Bedroom Three**

15' 7" max x 8' 4" (4.75m x 2.54m) Double glazed window to front. Wardrobe cupboard. Radiator.

### **Bathroom**

Double glazed obscured window to side. White suite comprising of low level WC, hand basin and panelled bath. Extractor. Recess lighting. Radiator. Heated towel rail.

## **Exterior**

### **Front Garden**

Area to lawn. Borders with shrubs. Outside light. EV charging point.

### **Parking**

Double brick block driveway leading to garage.

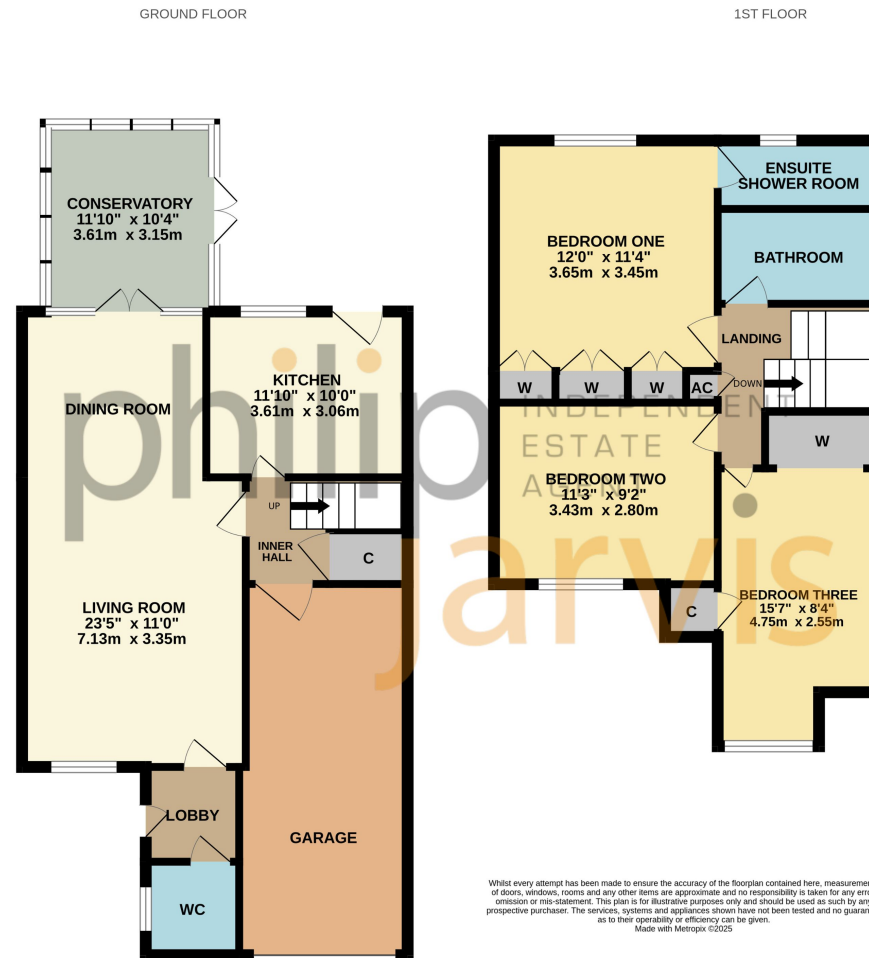
### **Garage**

Electric up and over door. Power and lighting. Wall mounted gas boiler. Work bench. Fusebox. Plumbing for washing machine. Door to inner lobby.

### **Rear Garden**

Attractive rear garden laid mainly to lawn with paved patio area and separate raised decking area. Side pedestrian access. Shed to remain. Steps down to stream. Separate footbridge to riverbank with summerhouse and useful Veranda. Feature outside lighting.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	82
(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 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.

