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## Plot 10, The Wilford A, Liberty View Old Ashford Road, Lenham, Maidstone, Kent. ME17 2DG.

£635,000

### Property Summary

"I love how this house is set back from the road with the beautiful tree to the front and the finish is just so impressive throughout". - Matthew Gilbert, Senior Branch Manager.

**\*\*FULL STAMP DUTY INCENTIVE AVAILABLE\*\***

Thrilled to now offer Plot 10 'The Wilford A' from the ever popular Liberty View development within Lenham village.

Plot 10 is arranged to include an entrance hall, open plan kitchen dining room, lounge, playroom/study and WC/utility room. To the first floor there is a master bedroom with ensuite, three further double bedrooms and family bathroom.

Externally there are both front and rear gardens and a most useful double car barn to the rear and extra parking space to one side.

As you would expect with an Abbey Home, the specification and finish is to the highest standard. Key features include timber front door with chrome ironmongery, under unit strip lighting to the kitchen units and Roca sanitary ware in all bathrooms. There is also a 10 year NHBC Building Warranty and two years of Home Customer Care Cover. Abbey Homes are also able to offer a range of incentives and assisted moving options regardless of your position with any related sale.

Located within walking distance to the village square, Lenham has so much to offer. The village is incredibly vibrant yet traditional offering a wide range of amenities to include shops, cafes and public houses. Lenham also has great commuter links with a direct line to London Victoria and the M20 via junction eight at Leeds which is nearby.

Show Homes are available to see now so please book a viewing without delay.

### Features

- STAMP DUTY INCENTIVE
- Ensuite To Master Bedroom
- Useful Car Barn
- NHBC Warranty
- High Specification Throughout
- Council Tax Band TBC
- Four Bedroom Detached Home
- Three Good Sized Reception Rooms
- Electric Charging Point
- Incentives Available
- EPC Rating: TBC



## Ground Floor

### Hall

### Lounge

12' 9" x 19' 1" (3.89m x 5.82m)

### Kitchen

15' 9" x 12' 3" (4.80m x 3.73m)

### Dining Area

10' 2" x 10' 6" (3.10m x 3.20m)

### Study/Playroom

12' 9" x 9' 8" (3.89m x 2.95m)

### Utility/WC

## First Floor

### Landing

### Bedroom One

12' 9" x 13' 0" (3.89m x 3.96m)

### Ensuite

### Bedroom Two

16' 7" x 9' 11" (5.05m x 3.02m)

### Bedroom Three

12' 10" x 12' 2" (3.91m x 3.71m)

### Bedroom Four

12' 6" x 9' 3" (3.81m x 2.82m)

### Bathroom

## Exterior

### Front Garden

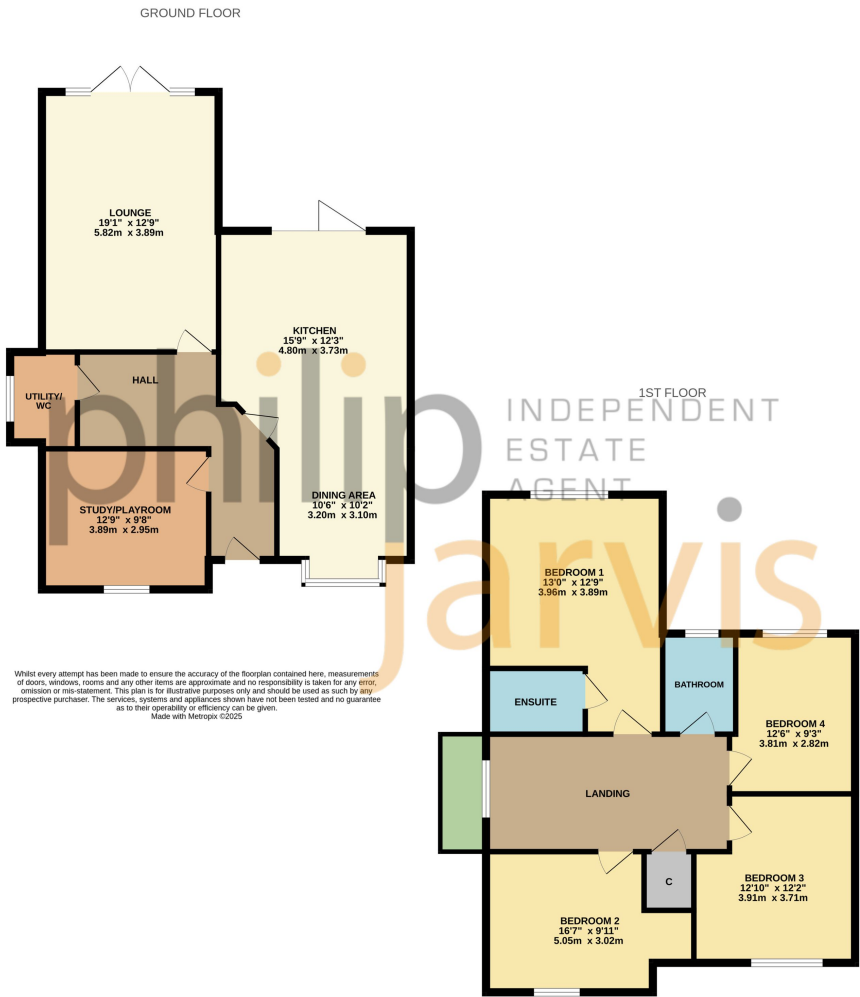
Paved pathway to front door. Lawned areas.

### Rear Garden

Laid to lawn and paved patio area.

### Car Barn

Double car barn and parking space.



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.

