



philip INDEPENDENT
ESTATE AGENT
Jarvis



16 Robins Avenue, Lenham, Maidstone, Kent. ME17 2HW.

£310,000 Freehold

Property Summary

"It is not very often a home like this comes to the market in such a great position". - Matthew Gilbert, Branch Manager.

Available with no forward chain and requiring some updating is this original layout 1960's home located on the popular Robins Avenue development.

The property comprises of a porch, open plan living/dining room and kitchen whilst to the first floor there are three bedrooms and a shower room. Externally there is a driveway and a garage as well as a useful west facing rear garden.

Situated in Robins Avenue in Lenham this home is ideally located to take advantage of everything Lenham village has to offer as well as being within walking distance to both primary school, secondary school and the mainline railway to London Victoria.

This home would be ideal for any growing family so please book a viewing without delay.

Features

- Three bedroom Semi Detached Home
- Updating Required Throughout
- Popular Location
- EPC Rating: TBC
- Garage & Driveway
- Double Glazing
- No Forward Chain
- Council Tax Band C

Ground Floor

Front Door To

Porch

Double glazed window to front and side. Double glazed door to front.

Lounge/Dining Room

Double glazed window to front. Double glazed French doors to rear access Four radiators. Stairs to first floor landing with cupboard underneath housing fuse box.

Kitchen

Double glazed window to rear. Double glazed door to side. Fully tiled walls. Range of base and wall units. Sink with drainer.

First Floor

Landing

Double glazed obscured window to side. Hatch to loft access. Storage cupboard with gun cabinet.

Bedroom One

Double glazed window to rear. Radiator. BT point.

Bedroom Two

Double glazed window to front. Radiator.

Bedroom Three

Double glazed window to front. Radiator.

Shower Room

Double glazed obscured window to rear. Suite comprising of low level WC, wash hand basin with cupboards and corner shower cubicle. Cupboard housing combination gas boiler.

Exterior

Front

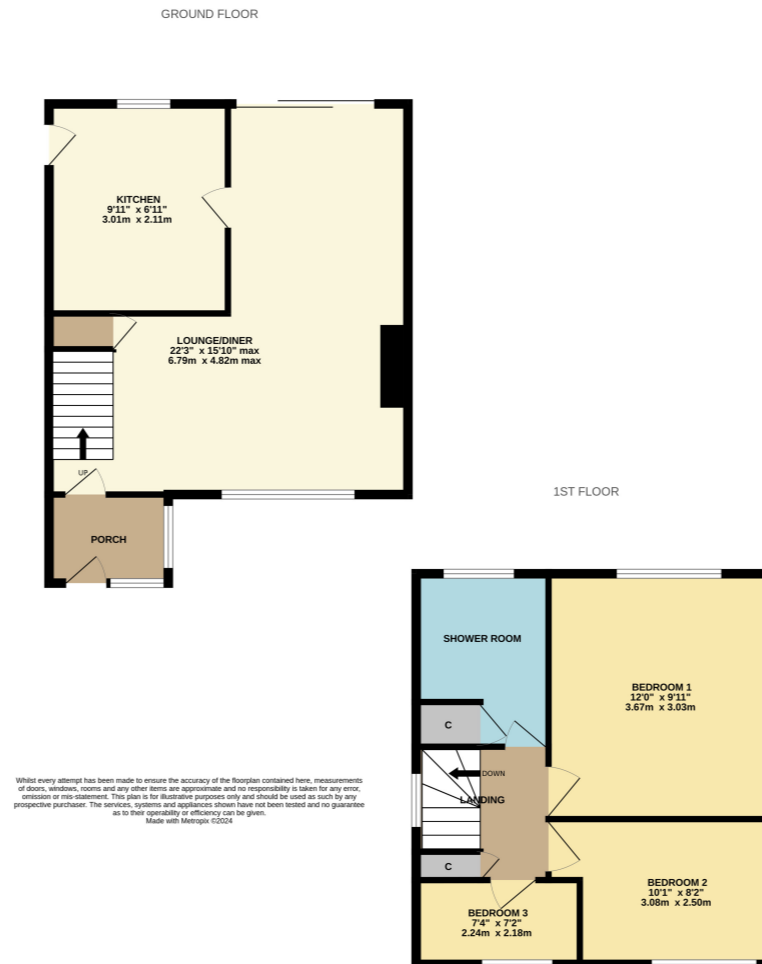
Block paved parking area for several vehicles. Side access.

Garage

Up and over door.

Rear Garden

Mainly laid to lawn. Paved patio areas.



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.

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