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FOR SALE

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29 Robins Close, Lenham, Kent. ME17 2LD.

£450,000 Freehold

Property Summary

"The condition of this home is quite fantastic. I love the open plan layout, making an ideal family functional space". - Matthew Gilbert, Senior Branch Manager.

Available to the market is this hugely impressive three bedroom end of terraced home located in a popular residential area within Lenham village.

The accommodation comprises to the ground floor of a porch, open plan kitchen and living space. Large rear extension used as a formal dining room and garage currently used a further bedroom with a further ensuite.

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

Sitting on a corner plot there is a wrap around garden offering rear and side areas to enjoy as well as a large driveway for many vehicles which can be securely kept behind a gated entrance.

Lenham is a fantastic village offering a wide range of facilities, cafes and shops. Within walking distance from the home is the primary school and secondary school as well as the local railway station which offers a direct link to London Victoria. The A20 also allows easy access to the M20 found at junction 8 nearby.

This wonderful home offers UPVC double glazing, gas central heating and really has that show home feel, so please book a viewing to see for yourself.

Features

- Three Bedroom Home
- Immaculate Presentation
- Cul-De-Sac Position
- Council Tax Band C
- Substantial Corner Plot
- Beautiful Rear Extension
- Ample Parking
- EPC Rating: D

Ground Floor

Front Door To

Porch

Double glazed window to front. Inner door to

Lounge

12' 8" x 12' 5" (3.86m x 3.78m) Double glazed window to front. Double casement doors to rear. TV & BT point. Understairs cupboard. Radiator.

Kitchen

24' 5" x 9' 8" (7.44m x 2.95m) Two double glazed windows to rear. Double glazed door to side. Radiator. Extensive range of base and wall units with breakfast bar. Sink and drainer. Space for range style electric oven. Extractor over. Integrated appliances to include dishwasher and washing machine. Localised tiling. Wall mounted combination gas boiler. Space for American style fridge/freezer.

Dining Room

22' 10" x 9' 9" (6.96m x 2.97m) Double glazed windows to side and rear. Double glazed French doors to rear. Sky lantern.

Garage

10' 2" x 7' 7" (3.10m x 2.31m) Currently used as a fourth bedroom. Double glazed frosted window to front. Radiator. Storage cupboard.

Ensuite

Suite comprising of low level WC, wash hand basin and shower cubicle with Triton electric shower and glass screen. Chrome heated towel rail. Radiator. Extractor. Shelving.

First Floor

Landing

Double glazed window to side and rear. Double glazed French doors to rear. Sky lantern.

Bedroom One

12' 2" x 9' 11" (3.71m x 3.02m) Double glazed to rear. Radiator. Two sets of double wardrobe cupboards.

Bedroom Two

10' 0" x 8' 3" (3.05m x 2.51m) Double glazed window to front. Radiator. Fitted wardrobe.

Bedroom Three

9' 4" x 7' 10" (2.84m x 2.39m) Double glazed window to front. Radiator.

Bathroom

Double glazed window to rear. Suite comprising of low level WC, wash hand basin and panelled bath with shower attachment. Fully tiled walls. Chrome heated towel rail.

Exterior

Front

Brick block pathway to front door. Lawned area to one side. Hedge border to one side. Side access. Downlighters. Brick border.

Parking

Double gated entrance leading to parking for several vehicles.

Side & Rear Garden

Large area laid to lawn. Paved patio area and paved pathway. Pedestrian side access. Outside tap. Large summerhouse and shed. Hedging to side and rear.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC

Viewing Strictly By Appointment With

