



philip INDEPENDENT
ESTATE AGENT
Jarvis



5 Glebe Gardens, Lenham, Kent. ME17 2QA.

£395,000 Freehold

Property Summary

"This family home has been lovingly upgraded throughout and the views from the back garden are stunning". - Matthew Gilbert, Branch Manager.

Welcoming to the market this exceptional property located in one of the most popular cul-de-sacs within Lenham village.

The home comprises of a large extended porch, hallway, open plan kitchen, dining and living space as well as a separate cloakroom. There is also a useful side outbuilding which is currently used as a playroom that in turn leads into the upgraded garage, which is used as a utility space and shower room.

Externally to the front there is ample parking for many vehicles as well as an electric vehicle charging point. To the rear there is a useful garden that offers a southerly aspect and has beautiful views of the local farm.

The proximity of this home is within easy walking distance of the popular village square of Lenham that has a bustling community, range of shops, restaurants and amenities. There are also great commuter links with a main railway station to London and easy access to the M20 via junction 8 for Leeds Castle.

To avoid disappointment please book a viewing at your earliest convenience.

Features

- Three Bedroom Semi Detached Home
- Incredibly Well Presented
- Large Driveway
- Extended Reception Space
- Council Tax Band D
- Sought After Cul-de-Sac Location
- Open Farmland Views
- Downstairs WC
- EPC Rating: D

Ground Floor

Entrance Door To

Porch

Double glazed window to both front and side. Shelving. 'L' shaped seating and storage. Electric panel heater.

Hall

Double glazed obscured window to side. Stairs to first floor. Understairs cupboard. Radiator. Wall mounted thermostat.

Cloakroom

Double glazed obscured window to side. Low level WC and wash hand basin.

Lounge/Dining Room

19' 6" x 11' 7" (5.94m x 3.53m) Double glazed window to front. Double glazed windows and French doors to rear. Two radiators. TV & BT point.

Kitchen

10' 10" x 10' 0" (3.30m x 3.05m) Double glazed window to rear. Range of base and wall cupboards. Two integrated ovens. Five ring gas hob with extractor above. Space for dishwasher and tall fridge/freezer.

Outbuilding Reception

15' 0" x 7' 10" (4.57m x 2.39m) Skylight window. Door to front access. Side door to rear access. Coat cupboard.

Garage/Utility Room

16' 11" x 8' 1" (5.16m x 2.46m) Double glazed window to side. Base units with space for white goods. Stainless steel sink and drainer. Shower cubicle. Consumer unit.

First Floor

Landing

Cupboard housing combination boiler. Hatch to loft access.

Bedroom One

11' 3" x 11' 3" (3.43m x 3.43m) Double glazed window to rear. Radiator.

Bedroom Two

14' 8" x 8' 8" (4.47m x 2.64m) Double glazed window to front. Radiator.

Bedroom Three

9' 2" x 7' 2" (2.79m x 2.18m) Double glazed window to rear. Radiator.

Bathroom

Double glazed obscured window to front. Low level WC. Pedestal hand basin. Panelled bath with shower attachment and retractable glass screen. Chrome heated towel rail. Localised tiling.

Exterior

Front Garden

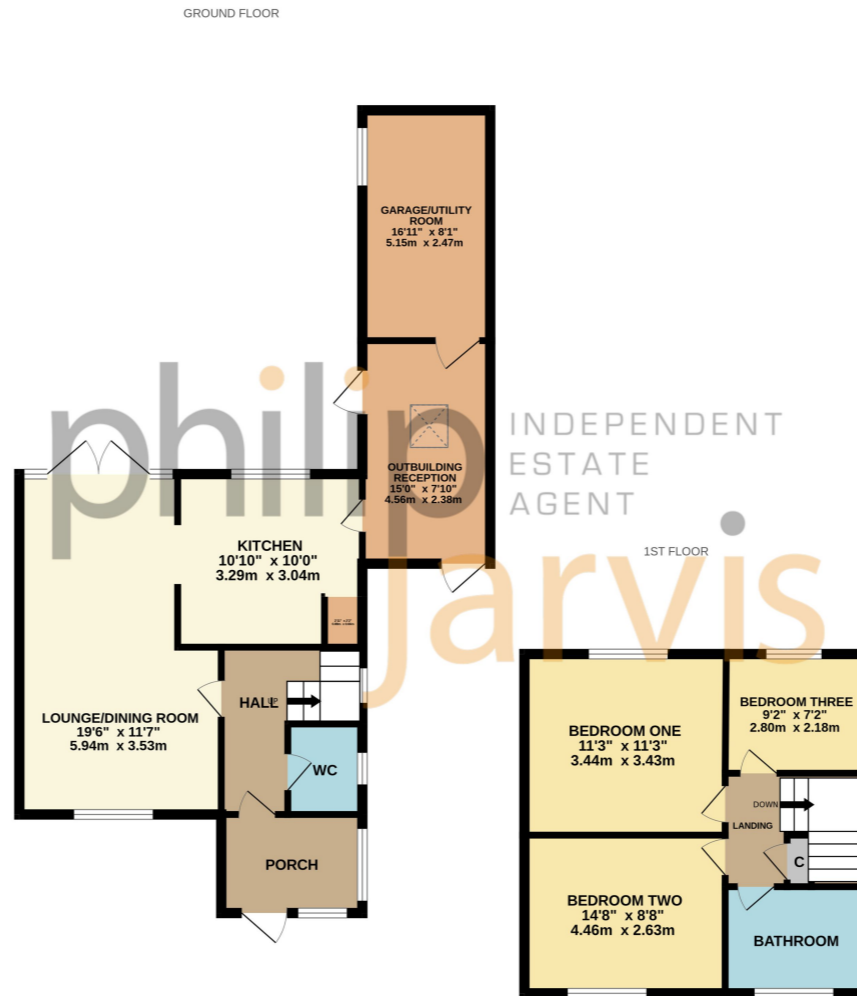
Laid mainly to lawn with shrub beds to front border. Electric vehicle charging point.

Parking

Long shingled and tarmac driveway for several vehicles.

Rear Garden

Approximately 30ft in length. Patio area. Laid to lawn. Shrub beds to both sides. Trees to rear border. Patio pathway. Outside tap. Outside electric point. Security lighting.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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.

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