

4 School Lane | Platts Heath | ME17
2NU

- Three Bedroom Detached House
- Popular Village Location
- Open Plan Reception Area
- Fitted Kitchen With Granite Work Surfaces
- Double Glazed & Oil Central Heating
- Brick Block Driveway & Garage
- EPC Rating: D



4 School Lane | Platts Heath | ME17 2NU

****AVAILABLE WITH DRAFT CONTRACT READY****

A three bedroom detached house found in the popular village of Platts Heath. The property is arranged to include an open plan reception area plus a modern kitchen with granite worktops and splashbacks. Added to this, there is a downstairs cloakroom.

The current owners have spent much time and effort in developing their home to include the wood burner in the living room, modern fitted kitchen and an 'A' rated combi boiler. Added to this new double glazing was fitted in December 2016.

Upstairs there are three bedrooms plus a modern fitted bathroom.

In addition, there is double glazing and oil central heating. To the front of the property is an extensive brick block driveway leading to the garage and an enclosed garden to the rear.

Ground Floor

Entrance Door To:

Hall

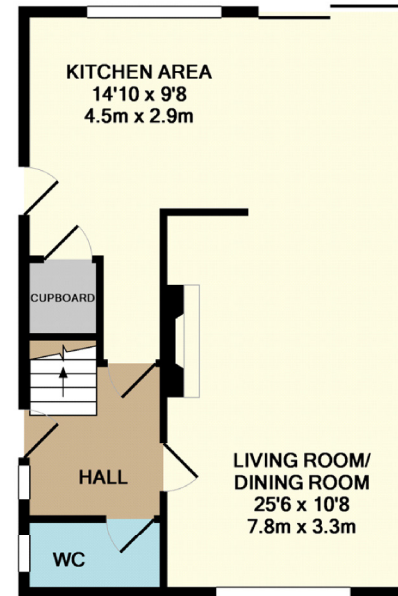
Stairs to first floor. Radiator. Laminate floor.

Cloakroom

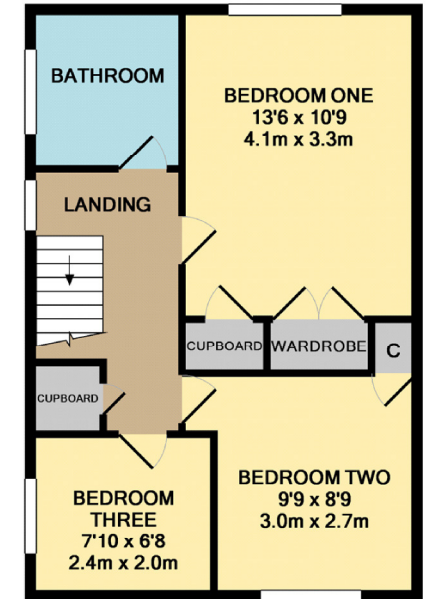
Double glazed frosted window to side. White low level WC. Hand basin. Radiator.

Living Room/Dining Room

7.77m x 3.25m (25' 6" x 10' 8" narrowing to 7') Double glazed bow window to front. Double glazed patio doors to rear. Feature wood burning stove. TV point. Two radiators.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2017

Kitchen

14' 10" max x 9' 8" "L" shaped room (4.52m x 2.95m). Double glazed window to rear. Double glazed door to side. Range of modern units. Stainless steel 1 1/2 bowl sink unit. Range cooker. Integrated dishwasher. Stainless steel extractor hood. Understairs cupboard. Further cupboard. Radiator. Tiled floor. Granite worktop and splashbacks.

First Floor

Landing

Double glazed window to side. Overstairs cupboard.

Bedroom One

4.11m x 3.28m (13' 6" x 10' 9") Double glazed window to rear. Radiator. Double wardrobe cupboard. Further cupboard.

Bedroom Two

9' 9" x 8' 9" (2.97m x 2.67m). Double glazed window to front. Radiator. Access to part boarded loft with ladder. Cupboard.

Bedroom Three

7' 10" x 6' 8" (2.39m x 2.03m). Double glazed window to side. Radiator. Wardrobe.

Bathroom

Double glazed frosted window to side. White suite of low level WC, vanity hand basin and panelled bath with separate shower unit. Part

tilled. Chrome towel rail.

Exterior

Front

Small raised shrub beds to one side. The front garden is predominantly a brick block driveway area.

Garage

Electric door. Power and lighting. Oil boiler. The current owners have partitioned the rear of the garage Door to rear.

Rear

Patio area with steps to the main body garden that is laid mainly to lawn. Side access. Feature pond. Gazebo.



Local Information

Platts Heath is a small village found between the larger villages of Lenham and Grafty Green. The village boasts a local school but for a wider range of amenities the nearby villages of Lenham, 1.5 miles away and Headcorn 5 miles away offer a wider choice of facilities and both offering direct train lines to London Victoria and London Bridge respectively. There is also access locally to the M20 junction 8 which can be found using the A20 that passes directly by Lenham.

Directions

On leaving the office turn left and take the High Street out of the village. Pass through Sandway and as you enter Platts Heath take the right fork towards Kingswood. Then take the first left into School Lane. This property is found a short distance on the right hand side.



Viewing strictly by appointment with
Philip Jarvis Estate Agent
1 The Square, Lenham, Kent ME17 2PH.
Tel: 01622 858241
Fax: 01622 859324
Email: homes@philipjarvis.co.uk
Website: philipjarvis.co.uk

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 the 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 is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.

Energy Performance Certificate



4, School Lane, Platts Heath, MAIDSTONE, ME17 2NU

Dwelling type: Detached house
Date of assessment: 23 January 2020
Date of certificate: 23 January 2020
Reference number: 2578-9013-6239-4020-6210
Type of assessment: RdSAP, existing dwelling
Total floor area: 82 m²

Use this document to:

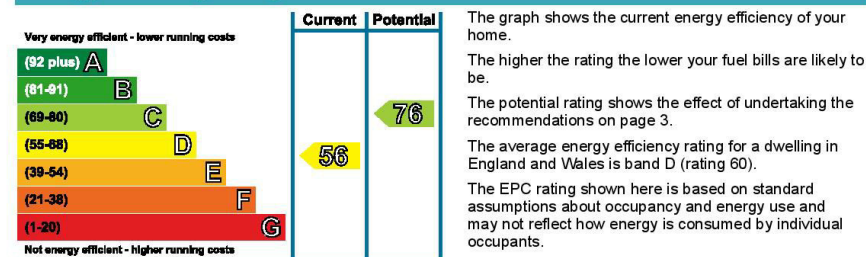
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,529
Over 3 years you could save	£ 498

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 216 over 3 years	
Heating	£ 1,668 over 3 years	£ 1,344 over 3 years	
Hot Water	£ 579 over 3 years	£ 471 over 3 years	
Totals	£ 2,529	£ 2,031	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 72
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 177
3 Low energy lighting for all fixed outlets	£25	£ 60

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.