



philip INDEPENDENT  
ESTATE AGENT  
Jarvis

3 Mills Court | Harrietsham |  
MAIDSTONE | ME17 1GP

- Three bedroom Semi Detached House
- Carport & Driveway
- NHBC Warranty
- Well Presented Throughout
- Ensuite To Master Bedroom
- Enclosed Rear Garden
- EPC Rating: B



# 3 Mills Court | Harrietsham | MAIDSTONE | ME17 1GP

A modern three bedroom semi detached town house located within the popular Saxon Place Development in Harrietsham.

The accommodation to the ground floor is arranged to include an entrance hall, open plan kitchen dining room, study or fourth bedroom.

To the first floor there is a lounge and master bedroom with ensuite whilst to the second floor there are two further double bedrooms and family bathroom.

Externally to the rear there is an enclosed garden which is laid to lawn with a pathway that leads to the rear car port and parking area for at least two cars.

This extremely well presented home really needs to be seen to appreciate all on offer so please book a viewing without delay.

## Ground Floor

### Front Door To

### Hall

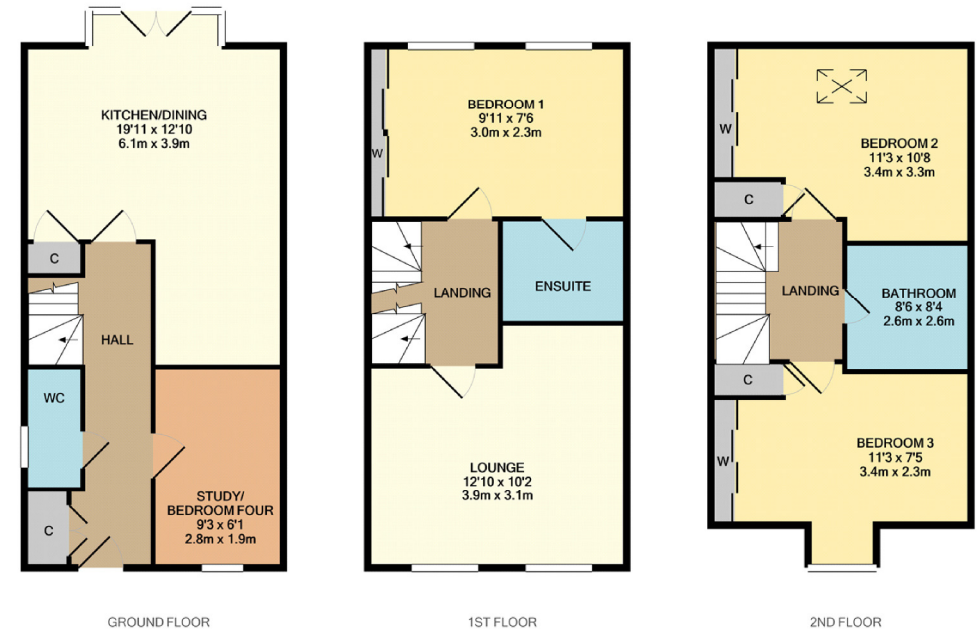
Stairs to first floor. Radiator. Cupboard housing boiler. Consumer unit and thermostat.

### Kitchen/Diner

19' 11" x 12' 10" (6.08m x 3.92m) Double glazed window and double glazed French doors to rear. Radiator. Understairs storage. Range of base and wall units. Integrated electric oven. gas hob with extractor over. Space for white goods. Stainless steel sink and drainer.

### Study

9' 3" x 6' 1" (2.81m x 1.85m) Double glazed window to front. Radiator.



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 ©2020

## WC

Double glazed obscured window to side. Radiator. Low level WC, wash hand basin with splash back tiling. Extractor.

## First Floor

### Landing

Stairs to second floor. Radiator.

### Lounge

12' 10" x 10' 2" (3.90m x 3.10m) Double glazed window to side. Two double glazed window to front. BT & TV point. Radiator.

### Bedroom One

9' 11" x 7' 6" (3.03m x 2.28m) Two double glazed window to rear. bespoke built in wardrobes. Wall mounted thermostat.

### Ensuite

Extractor. radiator. Suite comprising of low level WC, wash hand basin with splash back tiling and shower cubicle with fully tiled walls and retractable glass screen. Shaver point.

## Second Floor

### Landing

Radiator. Hatch to loft access.

## Bedroom Two

11' 3" x 10' 8" (3.44m x 3.26m) Double glazed Velux window to rear. Radiator. Built in bespoke wardrobes. Cupboard housing water tank.

## Bedroom Three

11' 3" x 7' 5" (3.43m x 2.25m) Double glazed window to front. Radiator. Built in bespoke wardrobes. Storage cupboard.

## Bathroom

Suite comprising of low level WC, wash hand basin and panelled bath. Extractor. Radiator. Localised tiling.

## Exterior

### Front Garden

Paved pathway to front door. Two small lawned areas. Shrubs to front border.

### Rear Garden

Paved pathway to rear access. Outside tap. Mainly laid to lawn. Shed to remain.

### Car Port

Single carport with an extra parking space.



## Local Information

Harrietsham is a popular village found along the A20 between the village of Lenham and junction 8 of the M20. There are a couple of local shops, post office, public house as well and a mainline railway station to London Victoria.

## Directions

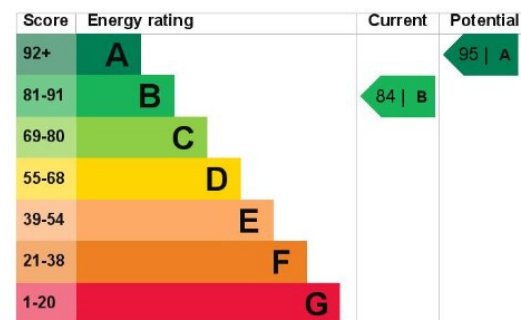
On leaving the office turn left and take the Maidstone Road out of the village. Rejoin the A20 and head towards Harrietsham. In Harrietsham take the left turn immediately after the Co-op and head into Southfields Way. Take the second turn on the left into Mills Court and the property can be found immediately on your left 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](mailto:homes@philipjarvis.co.uk)  
Website: [philipjarvis.co.uk](http://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.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

### Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says 'assumed', it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
---------	-------------	--------