



philip
INDEPENDENT
ESTATE
AGENT
Jarvis



5 Parks Road, Harrietsham, Maidstone, Kent. ME17 1GR.

£575,000 Freehold

Property Summary

"You can see why the owners chose this plot. A sunny aspect and not overlooked from the back." - Philip Jarvis, Director.

A modern four bedroom double fronted house built approximately six years ago by Crest Nicholson. An early viewing comes recommended to fully appreciate the design and quality of the house.

There is a through dual aspect sitting room to one side of the hallway and the kitchen/dining room to the other. Both rooms have double doors onto the garden. There is also a useful utility room and cloakroom downstairs.

The master bedroom has built in wardrobes and an ensuite shower room. There are three further bedrooms and a bathroom with separate shower cubicle.

Outside, a particular feature is the sunny aspect rear garden. There is also a driveway leading to the large garage with an electric roller door to the front.

Harrietsham is an ever popular village with an excellent primary school, two shops, gastro pub and within walking distance a railway station. The larger village of Lenham and the county town of Maidstone are only a short drive. The M20 motorway can be accessed nearby at Leeds Village.

Features

- Four Bedroom Double Fronted Detached House
- Kitchen/Dining Room With Doors Onto Garden
- Four Piece Bathroom Suite
- Located Along A No Through Road
- Garage & Driveway
- EPC Rating B
- 20ft Dual Aspect Sitting Room
- Utility Room & Cloakroom
- Ensuite To Master Bedroom
- Sunny Aspect Garden Backing Onto Gardens
- Popular Village Location
- Council Tax Band F

Ground Floor

Hall

Stairs to first floor. Radiator. Storage cupboard. Amtico flooring.

Cloakroom

White suite of concealed low level WC and wall mounted hand basin. . Half tiled walls. Radiator. Amtico flooring. Extractor.

Sitting Room

20' 5" x 11' 0" (6.22m x 3.35m) Double glazed square bay to front. Double glazed doors with full length double glazed windows to either side. Fireplace. Two radiators.

Kitchen/Dining Room

20' 5" x 11' 0" (6.22m x 3.35m) Double glazed window to front. Double glazed doors with full length double glazed windows to either side. Range of contemporary base and wall units. Stainless steel one and a half bowl sink unit. Bosch double electric oven and integrated fridge/freezer built within useful storage unit. Bosch electric hob with extractor over. Space for tumble dryer and dishwasher. Downlighting. Extractor. Radiator. Amtico flooring.

Utility Room

Double glazed doors to garden. Stainless steel sink unit with cupboard underneath. Plumbing for washing machine. Cupboard housing boiler. Radiator. Extractor. Amtico flooring.

First Floor

Landing

Access to loft. Radiator. Airing cupboard.

Bedroom One

11' 1" x 8' 8" to wardrobe door plus doorwell (3.38m x 2.64m) Double glazed window to rear. Set of triple sliding door wardrobe cupboards. Radiator.

Ensuite Shower Room

Double glazed frosted window to rear. White suite of concealed low level WC, wall hung hand basin and large fully tiled shower unit. Chrome towel rail. Part tiled walls. Downlighting. Extractor. Amtico flooring.

Bathroom Two

11' 2" max x 10' 6" (3.40m x 3.20m) Double glazed window to rear. Radiator.

Bedroom Three

11' 2" x 9' 4" (3.40m x 2.84m) Double glazed window to front. Radiator.

Bedroom Four

9' 4" x 7' 11" (2.84m x 2.41m) Double glazed window to front. Radiator.

Bathroom

Double glazed frosted window to front. White suite of concealed low level WC, wall hung hand basin and panelled bath. Fully tiled shower cubicle. Part tiled walls. Chrome towel rail. Downlighting. Extractor. Amtico flooring.

Exterior

Front Garden

Small area to front with shrubs.

Rear Garden

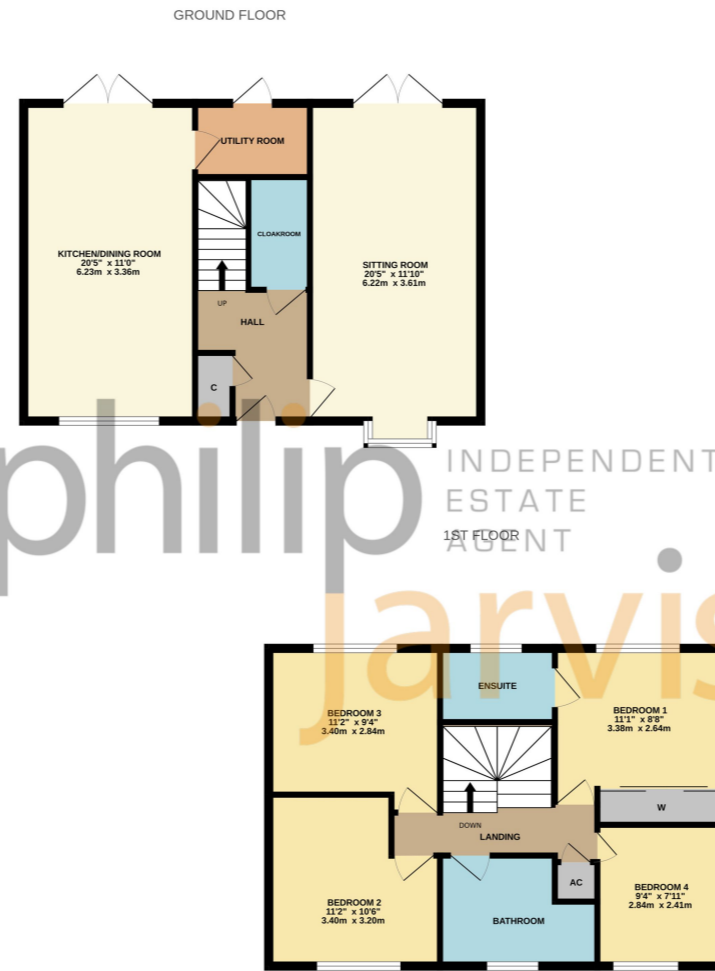
Approximately 45ft wide and 30ft long. The garden back onto trees and garden. The gardens enjoys a sunny aspect. Patio area. Laid to lawn. Garden shed. Side access.

Garage

Driveway leading to large garage. Up and over electric roller door. Power and lighting.

Agents Note

There is a current management charge for the development of £353.89 for 2024/2025.



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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 here have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(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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