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ESTATE AGENT
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8 Napoleon Walk, Lenham, Kent. ME17 2JU.

£300,000 Freehold

Property Summary

"This home really has a lovely feel, it is so well presented and offers so much space". - Matthew Gilbert, Branch Manager.

This modern three bedroom terraced house has been lovingly updated by the current owners and is found in a popular cul-de-sac within Lenham village.

To the ground floor the property comprises of a porch, lounge, large kitchen/diner and separate reception. Whilst to the first floor there are three bedrooms and a family bathroom. Externally there are both enclosed front and rear gardens as well as an allocated parking space. Added to this there is central heating and double glazing throughout.

Well positioned, both schools, railway station and village centre are within easy walking access. The M20 motorway is only a short drive and there is good access to Maidstone, Ashford and Canterbury.

This home can not fail to impress and an early viewing comes highly recommended.

Features

- Three Bedroom End of Terrace Home
- Off Road Parking
- Three Bedrooms
- Gas Central Heating & Double Glazing
- Council Tax Band C
- Incredibly Well Presented
- Two Reception Rooms
- Popular Residential Area
- Open Place Kitchen/Dining Room
- EPC Rating: C

Ground Floor

Entrance Door To:

Lobby

Double Glazed window to side. Storage cupboard. Tiled floor. Wall mounted consumer unit. Door to

Sitting Room

14' 8" x 11' 10" including stairwell (4.47m x 3.61m) Double glazed window to front. Stairs to first floor with understairs cupboard. Walk in cupboard. Television point. Dado rail. Storage area. Radiator. Wall lights.

Door to

Kitchen/Diner

17' 6" x 8' 4" (5.33m x 2.54m) Double glazed door to rear play room. Double glazed window to rear. Sunken spotlights. Range of base and wall units. Integrated appliances to include fridge/freezer. Electric oven with gas hob and extractor over. Space for washing machine and dishwasher. Stainless steel sink and drainer.

Play Room

11' 8" x 8' 7" (3.56m x 2.62m) Three double glazed windows to rear. Double glazed doors to rear. Electric wall heater.

First Floor

Landing

Cupboard housing boiler. Access to loft. Large overstairs storage cupboard.

Bedroom One

13' 10" x 8' 10" (4.22m x 2.69m) Double glazed window to rear. Storage cupboard. Radiator.

Bedroom Two

9' 6" x 8' 10" (2.90m x 2.69m) Double glazed window to front. Laminate floor. Radiator.

Bedroom Three

8' 6" x 6' 5" (2.59m x 1.96m) Double Glazed window to front. Radiator.

Bathroom

Double glazed frosted window to rear. Suite of low level WC, pedestal hand basin and pine panelled bath with shower attachment over. Tiled floor. Chrome heated towel rail.

Exterior

Front Garden

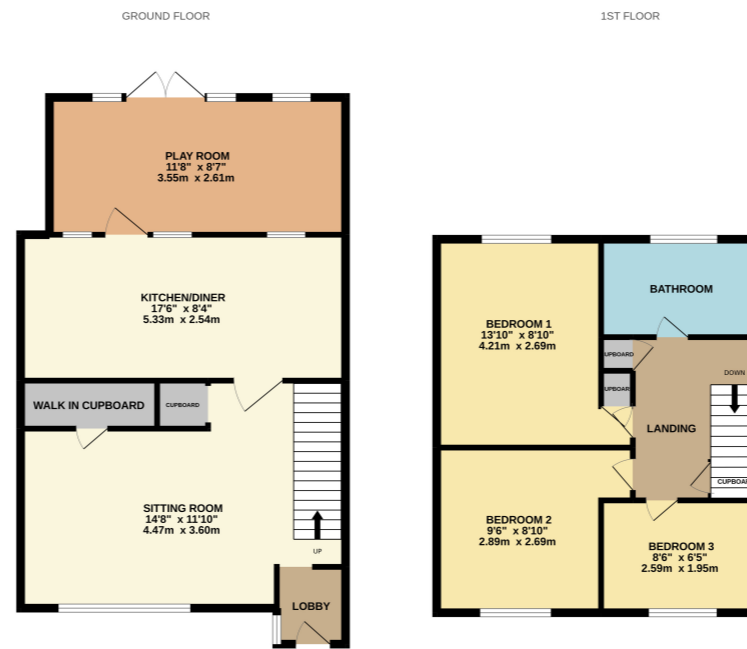
Paved front garden flower bed laid to bark with bushes and tree.

Rear Garden

Approximately 15ft. Fenced boundaries. Rear pedestrian access. Paved patio area. Raised beds. Artificial lawned area.

Parking

Parking space to rear of the property.



While 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 Metrique 02022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	70	
(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 contract, 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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