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17 Faversham Road, Lenham, Kent. ME17 2PN.

£375,000 Freehold

Property Summary

"If you are looking for a property within close proximity to Lenham Square, then this home is perfect". Sam Newman, Senior Sales Executive.

Available to the market is this superbly positioned home situated extremely close to the village centre of Lenham. To the ground floor there is an entrance hall, open lounge diner and kitchen.

Whilst to the first floor there are three bedrooms, WC and separate shower room. Benefiting from a large front and rear garden as well as ample off road parking and single garage. This property should not be missed.

The current owner as had the heating system upgraded, full electrical rewire and air conditioning installed to the first floor which provides cooling and heating.

Available with no forward chain you should book a viewing to avoid disappointment.

Lenham is a fantastic village offering a wide range of facilities, cafes and shops, along with the primary and secondary schools. There are great commuter links with a mainline railway station to London Victoria, 10x bus between Ashford and Maidstone, plus access to the M20 via junction eight.

Features

- Three Bedroom Semi Detached
- Upgraded Heating System
- Central Village Location
- Council Tax Band D
- No Forward Chain
- Off Road Parking and Garage
- EPC Rating: E

Ground Floor

Double Doors To Hall

Hall

Stairs to first floor with cupboard under housing gas and electric meter. Wooden panelling. BT point. Radiator. Thermostat. Wooden flooring. Recess lighting.

Lounge/Diner

21' 4" x 13' 1" (6.50m x 3.99m) Double glazed window to front. Double glazed window to rear. Two radiators. Fire place with surround. TV & BT point. Fitted carpet. Recess lighting. Audio speakers built in. Wooden panelling.

Kitchen

10' 5" x 9' 7" (3.17m x 2.92m) Double glazed window to rear. Double glazed door to side. Range of wall and base units. Stainless steel sink and drainer. Space for appliances. Larder style cupboard. Tiled floor.

First Floor

Landing

Double glazed window to side. Hatch to loft access. Cupboard housing Worcester combination boiler. Fitted carpet. Controls for air conditioning. Extractor points.

Bedroom One

11' 5" x 10' 11" (3.47m x 3.34m) Double glazed window to front. Radiator. Fitted carpet. Air conditioning extractor.

Bedroom Two

11' 1" x 9' 10" (3.38m x 3.00m) Double glazed window to rear. Radiator. Fitted carpet. Air conditioning extractor.

Bedroom Three

8' 6" x 7' 10" (2.60m x 2.38m) Double glazed window to front. Radiator. Fitted carpet.

WC

Double glazed obscured window to rear. Low level WC. Laminate flooring.

Shower Room

Double glazed obscured window. Shower cubicle with Triton shower. Wash hand basin. Radiator. Localised tiling. Vinyl flooring.

Exterior

Front Garden

Mainly laid to lawn. Shrubs to border. Pathway to front door. Side access.

Parking

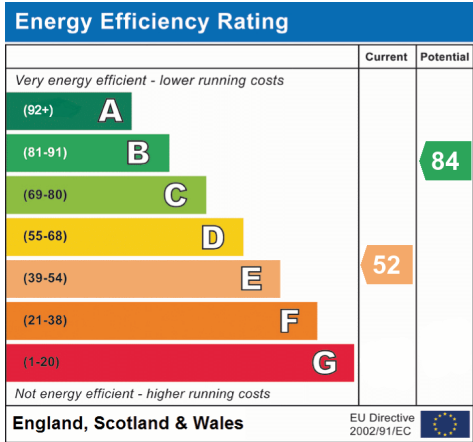
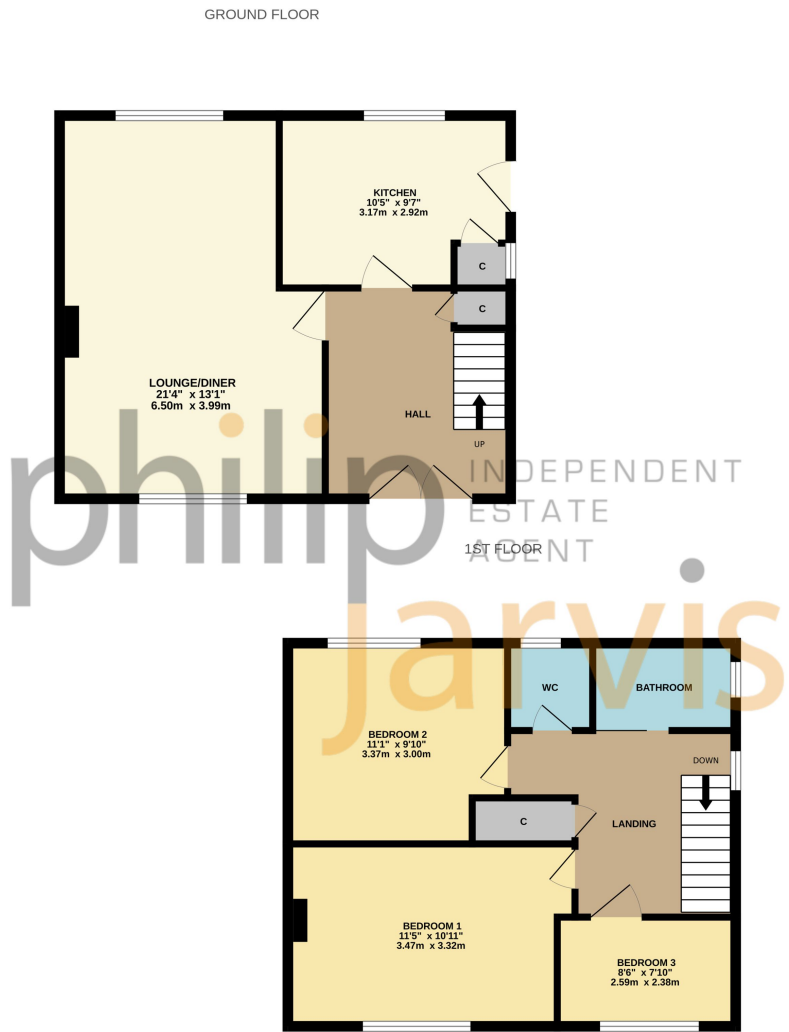
Driveway for multiple vehicles with single garage.

Garage

Door to side. Double doors to rear. Power.

Rear Garden

Mainly laid to lawn with split level lawn. Mature shrubs, plants and trees to border. Side access. Shed to remain.



Viewing Strictly By Appointment With



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.

