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**7 Ivens Way, Harrietsham, Maidstone, Kent. ME17 1JH.**

**£395,000 Freehold**

## Property Summary

"The open plan kitchen/dining room really is such a lovely light space to enjoy". - Matthew Gilbert, Branch Manager.

Welcoming to the market this incredibly well presented semi-detached home located in a very popular cul-de-sac position within Harrietsham village. This sought after commuter village boasts a range of convenience shops, public house, post off and primary school. There is also a direct line to London as well as easy access to the M20 found nearby.

This home comprises of a large entrance hall, lounge, open kitchen/diner, utility room and WC. To the first floor there are three bedrooms and a family bathroom.

Externally to the front there is a garden, driveway as well as a detached single garage. To the rear there is a smart enclosed low maintenance garden.

Added to this, the home is incredibly well presented and should be viewed at your earliest convenience to avoid disappointment.

## Features

- Three Bedroom Semi Detached House
- Downstairs WC
- Utility Room
- Council Tax Band D
- Detached Garage & Driveway
- Cul-De-Sac Position
- Well Presented Throughout
- EPC Rating: D

Ground Floor

Front Door To

Hall

Stairs to first floor with cupboard underneath. Separate storage cupboard with coat hooks. Radiator. Thermostat.

Kitchen Area

10' 0" x 10' 4" (3.05m x 3.15m) Range of base and wall units. Wooden worktops. Butler style sink. Integrated tall fridge/freezer. Slimline dishwasher and extractor. Space for gas range style cooker oven. Localised tiling. Shelving.

Utility Room

Double glazed window to rear. Double glazed door to front access. Wall cabinets and space for separate washing machine and tumble dryer. Wooden worktops and localised tiling.

Dining Area

11' 1" x 10' 4" (3.38m x 3.15m) Double glazed window to rear. Double glazed bifold doors to rear access. Base units with wooden worktops and breakfast bar. Wine chiller. Radiator. Wall lights.

Lounge

22' 6" x 10' 11" (6.86m x 3.33m) Double glazed window to front. Double glazed sliding to rear access. TV & BT point.

Cloakroom

Double glazed frosted window to side and front. Low level WC and feature wash hand basin.

First Floor

Landing

Double obscured window to side. Cupboard housing water tank. Hatch to loft access.

Bedroom One

9' 5" x 7' 7" (2.87m x 2.31m) Double glazed window to front. Radiator. Built in double wardrobe.

Bedroom Two

11' 1" x 8' 7" (3.38m x 2.62m) Double glazed window to rear. Radiator. Built in double wardrobe.

Bedroom Three

9' 1" x 6' 9" (2.77m x 2.06m) Double glazed window to front. Radiator.

Bathroom

Two sets of double glazed obscured windows to side. Suite comprising of low level WC, wash hand basin vanity unit, freestanding bath with shower attachment and separate walk in shower cubicle with sliding glass door. Traditional style towel rail. Localised tiling.

Exterior

Front Garden

Brick block pathway to front door. Large shingled area to one side. Shrubs and trees to front border. Outside light. Two lockable outside storage areas.

Parking

Brick block driveway for two vehicles.

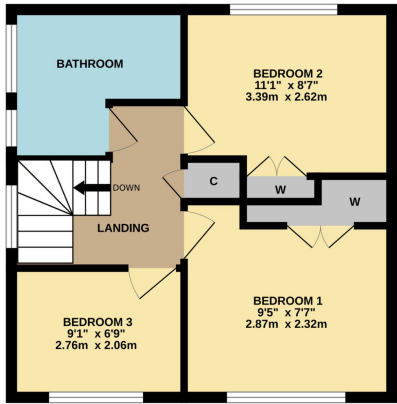
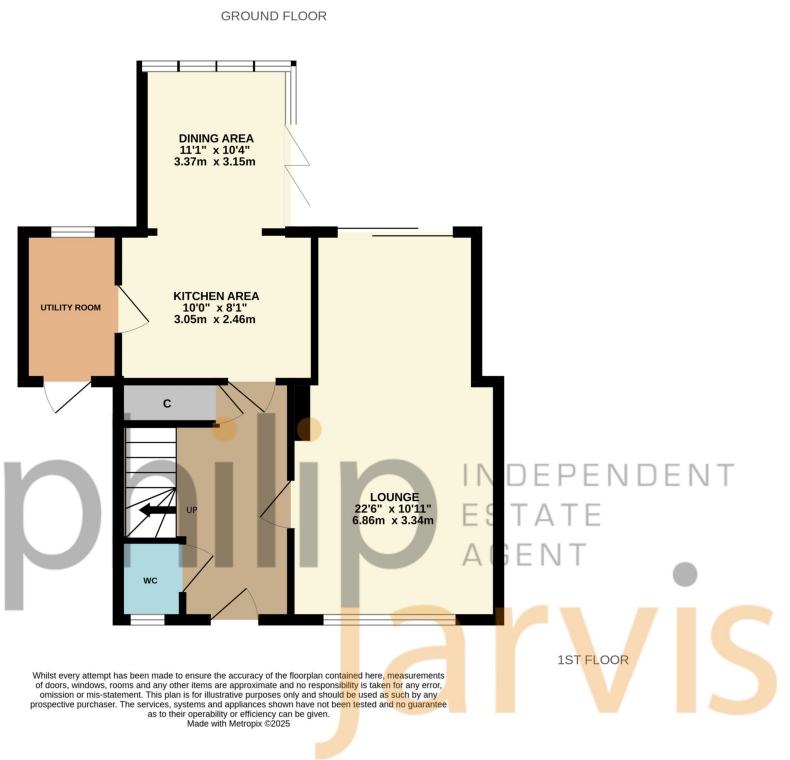
Garage

Up and over door. Power and light.

Rear Garden

Artificial lawned area. Trex decking area. Shrubs, trees and plants to borders. Outside tap. Side pedestrian access.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	66
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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.

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