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**4 School Lane, Platts Heath, Kent. ME17 2NU.**

**£399,995 Freehold**

## Property Summary

"I was so impressed with the presentation of this lovely house and I was quite taken by the rural village location". - Matthew Gilbert, Senior Branch Manager.

Available to the market a well proportioned three bedroom detached property located within the village of Platts Heath.

The accommodation comprises of an entrance hall, open plan living space to include a kitchen, dining area and lounge. There is also a downstairs WC.

To the first floor there are three bedrooms and family bathroom.

Externally there is a garage conversion which now is a very smart boiler room and separate office. The home also offers a idyllic rear garden and a driveway to the front.

Platts Heath is a popular village found just outside Lenham on the road to Headcorn. There is a primary school in the village and many countryside walks from the house. There are a wider range of facilities in Lenham and Headcorn to include further primary schools, a secondary school and railway stations. There is easy access to the M20 at Leeds approximately five miles away.

Added to all of this the property benefits from brand new fitted carpets and the advantage of a no forward chain so please book a viewing to avoid disappointment.

## Features

- Three Bedroom Detached House
- Driveway
- Double Glazing
- Outbuilding/Office
- Brand New Carpets Throughout
- Council Tax Band: D
- Popular Village Location
- Oil Fired Central Heating
- Downstairs WC
- No Forward Chain
- EPC Rating: D

**Ground Floor**

**Front Door To**

**Hall**

Double glazed obscured window to side. Stairs to first floor landing.  
Radiator. BT point.

**Cloakroom**

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

**Lounge**

18' 8" x 10' 8" (5.69m x 3.25m) Double glazed bay window to front. Log burner. TV point. Radiator.

**Dining Area**

17' 1" into kitchen x 7' 1" (5.21m x 2.16m) Double glazed sliding doors to rear access. Radiator.

**Kitchen**

10' 7" x 6' 0" (3.23m x 1.83m) Double glazed window to rear. Double glazed door to side access. Range of base units. Sink and drainer. Integrated dishwasher. Space for gas cooker and tall fridge/freezer. Radiator. Storage cupboard. Separate storage cupboard housing consumer unit.

**First Floor**

**Landing**

Double glazed window to side. Storage cupboard.

**Bedroom One**

13' 6" x 10' 9" (4.11m x 3.28m) Double glazed window to rear. Radiator. Single wardrobe and separate double wardrobe. Wall lights.

**Bedroom Two**

9' 11" x 8' 9" (3.02m x 2.67m) Double glazed window to front. Built in wardrobe. Hatch to loft access.

**Bedroom Three**

7' 10" x 6' 9" (2.39m x 2.06m) 7' 10" x 6' 8" (2.39m x 2.03m). Double glazed window to side. Radiator.

**Bathroom**

Double glazed obscured window to side. Suite comprising of low level WC, wash hand basin and panelled bath with separate shower attachment and glass screen. Localised tiling. Chrome towel rail.

**Exterior**

**Front**

Steps to front door. Pedestrian access to both sides. Border to one side with shrubs and trees. Outside light.

**Parking**

Block paved driveway for several vehicles.

**Outbuilding**

**Boiler Room**

Floor standing oil boiler. Space for washing machine. Bent, Thermostat. Shelving.

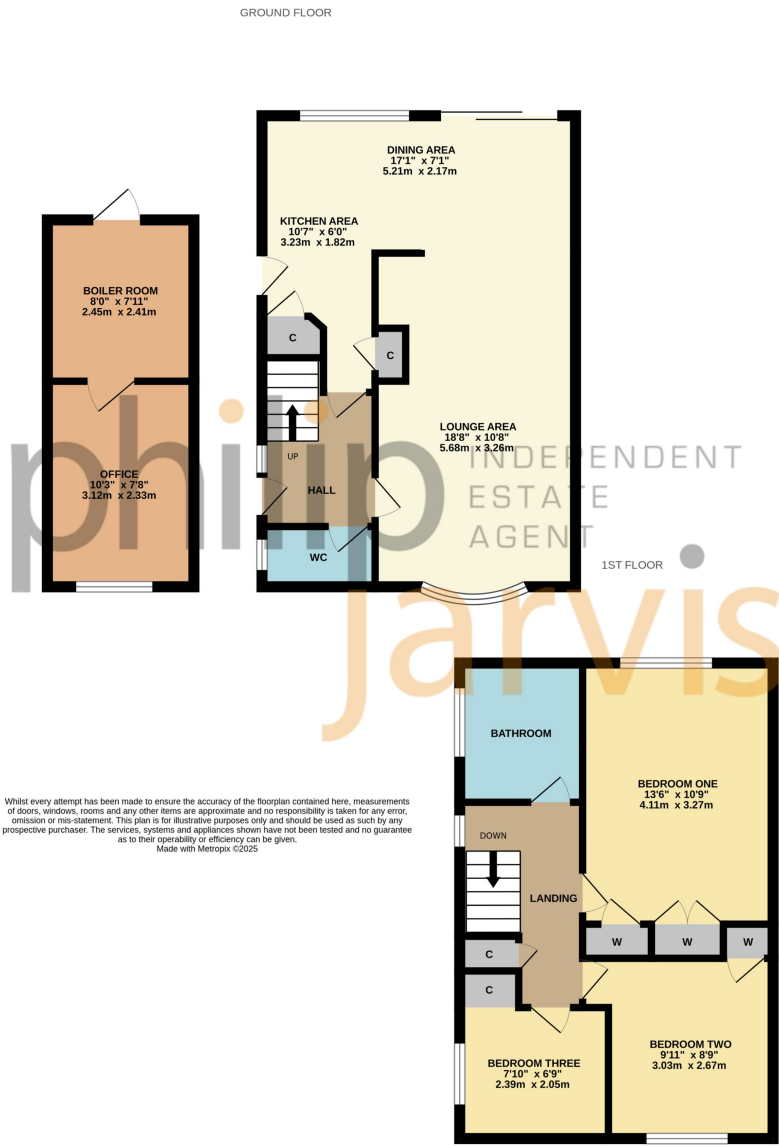
**Office**

Double glazed window to front. Built in L shaped desk. Shelving.

**Rear Garden**

Mainly laid to lawn. Crazy paved patio area. Raised pond. Outside sink. Oil tank. Outside light. Well stocked garden with mature shrubs and trees.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Viewing Strictly By Appointment With



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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.