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**2 The Friars, Ashford Road, Harrietsham, Maidstone, Kent. ME17 1AJ.**

**Offers Over £430,000 Freehold**

## Property Summary

"I think this is such a well proportioned home. Lovely spacious rooms and an impressive entrance hall". - Matthew Gilbert, Senior Branch Manager.

Available to the market is this versatile four bedroom detached home found in a tucked away position set back for the A20 corridor within Harrietsham village.

The accommodation is arranged to include an entrance hall, kitchen/diner, utility room and WC. There are also two reception rooms which both boast vaulted ceilings. There is also a bedroom on the ground floor also.

To the first floor there is a master bedroom with ensuite shower room, two further bedrooms and a family bathroom.

Externally there are both front and rear gardens and smart driveway and single garage.

The property is accessed via a long brick block shared driveway. Please book a viewing to avoid disappointment.

## Features

- Detached Chalet Home
- Two Reception Rooms With Vaulted Ceilings
- Ensuite To Bedroom One
- No Forward Chain
- Council Tax Band F
- Four Bedrooms
- Utility Room
- Garage & Driveway
- EPC Rating: C

**Ground Floor**

**Front Door To**

**Hall**

Two double glazed tinted reflective windows to front. Stairs to first floor with cupboard underneath. Wall mounted thermostat. Two radiators. Wall light.

**Kitchen/Breakfast Room**

19' 4" x 13' 0" (5.89m x 3.96m) Double glazed window to rear. Double glazed French doors to rear. Range of base and wall units. Sink and drainer. Five ring gas hob with stainless steel. Extractor. Integrated double oven. Tall fridge/freezer. Dishwasher. Localised tiling. Radiator.

**Utility Room**

Double glazed door to side access. Range of base units. Sink and drainer. Integrated tall fridge/freezer/ Space for washing machine and tumble dryer. Radiator. Extractor. Localised tiling.

**Lounge**

18' 2" x 13' 1" (5.54m x 3.99m) Double glazed window to rear. Double glazed French doors to rear. Radiator. Disconnected feature gas fireplace with surround. Wall lights. Vaulted ceiling.

**Office**

14' 4" x 10' 6" (4.37m x 3.20m) Two double glazed windows to front. Two radiators. Vaulted ceiling. Wall lights.

**Cloakroom**

Double glazed window to front. Low level WC and wash hand basin. Radiator. Extractor.

**Bedroom Four**

10' 1" x 8' 10" (3.07m x 2.69m) Double glazed window to side. Radiator. BT point.

**First Floor**

**Landing**

Hatch to loft access. Radiator. Thermostat.

**Bedroom One**

14' 4" x 9' 5" (4.37m x 2.87m) Two double glazed windows to side. Radiator. Built in double wardrobe. Wall lights.

**Ensuite**

Double glazed obscured window to front. Suite comprising of low level WC, wash hand basin and shower cubicle. Fully tiled walls. Extractor. Chrome heated towel rail.

**Bedroom Two**

13' 1" x 9' 5" (3.99m x 2.87m) Double glazed window to rear. Radiator.

**Bedroom Three**

9' 5" x 9' 3" (2.87m x 2.82m) Double glazed window to rear. Radiator. Built in storage cupboard with shelving and radiator.

**Bathroom**

Suite comprising of low level WC, wash hand basin and 'P' shaped panelled bath with shower attachment and glass screen.

**Exterior**

**Front Garden**

Small area laid to lawn. Shrubs and bushes to borders. Outside tap. Side access. Outside light.

**Driveway**

Brick block driveway for at least one vehicle.

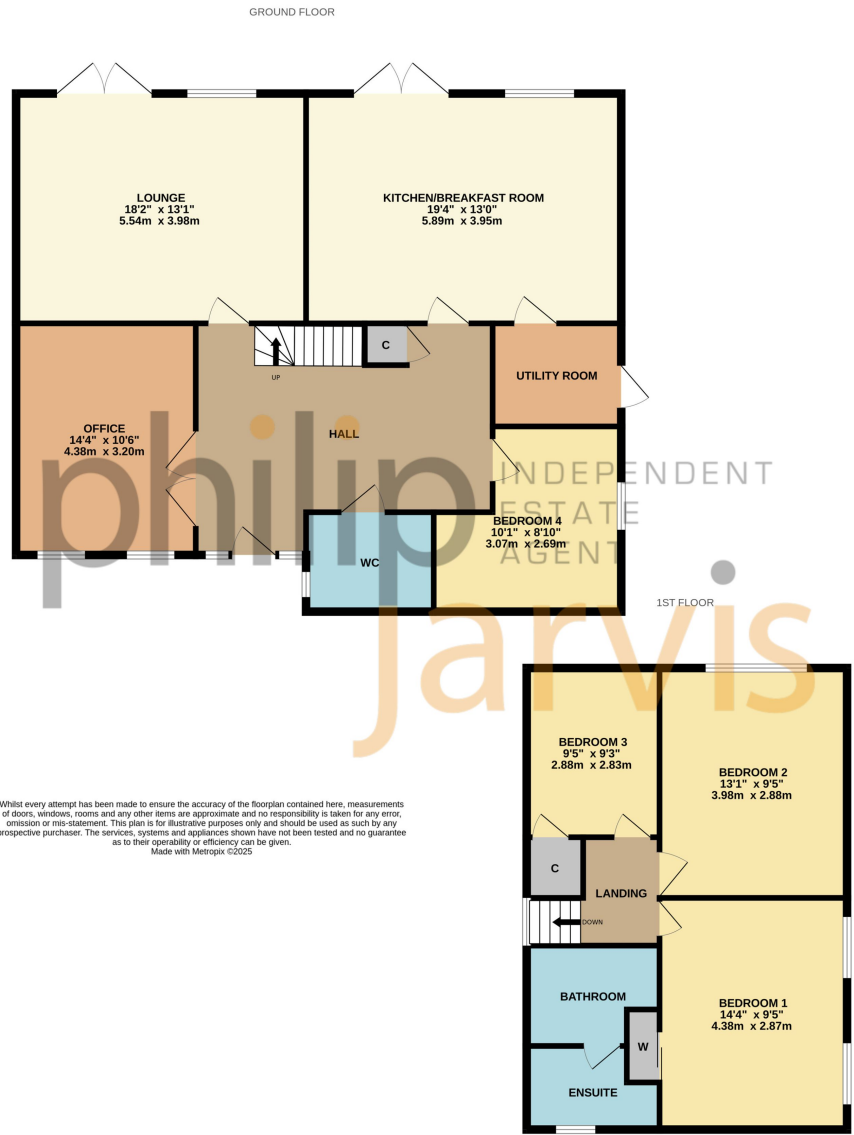
**Garage**

Up and over door.

**Rear Garden**

Area laid to lawn with conifer trees to line the rear border. Decking area. Pedestrian side access.





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>	78	81
(55-68) <b>D</b>		
(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



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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