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3 Tolhurst Way, Lenham, Kent. ME17 2BY.

£399,995 Freehold

Property Summary

"The rooms are so well proportioned and the proximity to the village square is excellent". - Matthew Gilbert, Senior Branch Manager.

Book now to view this three bedroom end of terraced house found within the former Akehurst Homes Development in Lenham village centre.

Ready to move straight into this home has been sympathetically and thoughtfully designed and has the added benefit of two allocated parking spaces and no forward chain.

The spacious kitchen/dining room features contemporary designed units also with integrated Bosch eye level oven, gas hob, fridge/freezer and dishwasher. The living room enjoys an outlook over the garden with double glazed doors. There is also a cloakroom downstairs. Upstairs there are three bedrooms, family bathroom and ensuite shower room to the master bedroom.

The bathroom, ensuite and cloakroom all benefit from Roca sanitary ware and Grohe taps and shower units.

There is an enclosed 20ft rear garden and two allocated parking spaces to the rear.

Located in the a stones throw away from Lenham village, this home is within close proximity of everything the village has to offer which includes a wide range of shops, amenities and restaurants. There are also great commuter links with the regular 10X bus, mainline railway station and access to the M20 via Leeds Castle just a short distance away.

Please book a viewing at your earliest convenience to avoid disappointment.

Features

- Three Bedroom End of Terrace House
- Two Parking Spaces
- Ensuite To Master Bedroom
- Cul-De-Sac Position
- Council Tax Band D
- Central Village Location
- Well Fitted Kitchen
- No Forward Chain
- EPC Rating: B

Ground Floor

Entrance Door To:

Hall

Double glazed window to front. Stairs to first floor. Radiator. Fitted carpet.

Cloakroom

Roca white sanitaryware to include concealed low level WC and wall hung hand basin. Porcelain tiled floor. Splash back tiling. Radiator. Downlights. Extractor.

Living Room

17' 4" x 13' 11" (5.28m x 4.24m) Double glazed doors and double glazed window to rear garden. Radiator. TV and telephone point. Fitted carpets.

Kitchen/Diing Room

19' 7" x 10' 2" (5.97m x 3.10m) Double glazed window to front. Contemporary designed kitchen of base and wall units. Composite 1 1/2 bowl sink unit. Bosch stainless steel electric oven and four ring gas hob with extractor over. Integrated dishwasher and integrated fridge/freezer. Space for washing machine. Worktops with splash backs. Cupboard housing gas central heating boiler. Under unit lighting. Downlights. Porcelain tiled floor. Radiator.

First Floor

Landing

Well proportioned airing cupboard with tubular heater.

Bedroom One

17' 4" x 9' 10" max (5.28m x 3.00m) Two double glazed windows to front. Double mirrored doored wardrobe cupboards. Radiator. TV and telephone point. Access to loft. Door to:

Ensuite Shower Room

White Roca concealed low level WC and Vitra inset hand basin. Fully tiled shower cubicle with Grohe shower unit. Chrome towel rail. Downlights. Extractor. Porcelain tiled floor. Local tiling to walls. Illuminated mirror and shaver point.

Bedroom Two

16' 9" x 8' 10" (5.11m x 2.69m) Double glazed window to rear. Radiator. TV and telephone point.

Bedroom Three

12' 2" x 7' 10" (3.71m x 2.39m) Double glazed window to rear. Radiator. TV and telephone point.

Bathroom

White suite of Roca concealed low level WC and Vitra inset hand basin. Panelled bath with Grohe shower unit and shower screen. Chrome towel rail. Downlights. Extractor. Porcelain tiled floor. Local wall tiling. Illuminated mirror and shaver point.

Exterior

Front

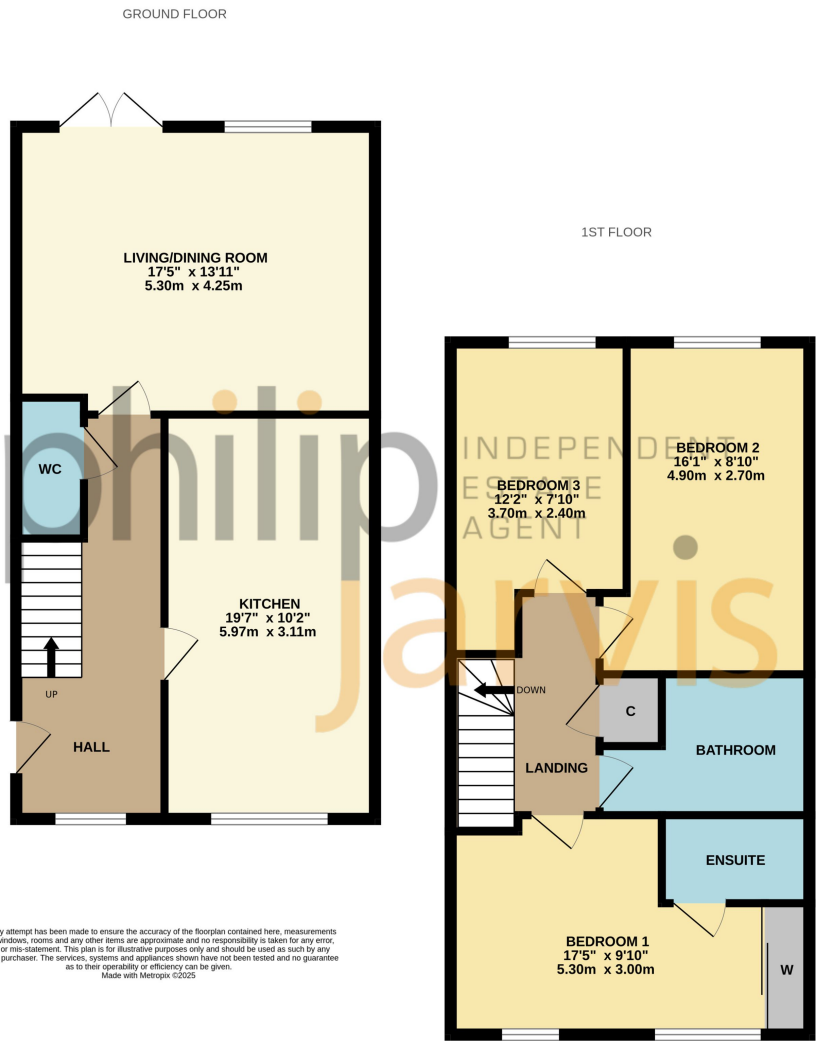
Small barked area to front and side with shrubs.

Rear Garden

Approximately 20ft in length. Laid to lawn with steps to patio area. Gate to rear access.

Parking

There are two allocated parking spaces.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(69-80) C		
(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

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.