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INDEPENDENT
ESTATE
AGENT
jarvis



24 Maidstone Road, Lenham, Maidstone, Kent. ME17 2QJ.

GUIDE PRICE £385,000 Freehold

Property Summary

"I was so impressed by the thoughtfully designed two storey side extension and loft conversion of this house in Lenham. These additions have transformed the accommodation now creating a most comfortable home." - Philip Jarvis, Director.

Found along Maidstone Road within walking distance of the centre of the village is where you will find this four bedroom semi detached house.

The extension and loft conversion finished in 2015 have really added a new dimension to this property.

Downstairs there is a living room that leads through to the well fitted kitchen/dining room with bifold doors leading onto the garden. There is also a utility room and cloakroom.

On the first floor are three bedrooms, useful study and family bathroom. On the top floor is the master bedroom and shower room.

The property is well presented and has a real contemporary feel and certainly warrants an early viewing.

Outside there is an enclosed rear garden with extensive decking area and there is a garage found in a nearby block.

Lenham is a most popular village boasting a wide range of amenities. There is both a primary and secondary school in the village. There is also a railway station and there is good access by road to the M20 motorway. The market town of Ashford and the county town of Maidstone are also easily accessed.

Features

- Well Extended Four Bedroom Semi-Detached House
- Downstairs Cloakroom & Utility Room
- Master Bedroom With Ensuite Shower Room
- Enclosed Rear Garden
- Walking Distance of Village Centre
- EPC Rating: C
- Living Room & Contemporary Kitchen/Diner
- Bi-Fold Doors Onto Garden
- Three Further Bedrooms & Study
- Garage In Nearby Block
- Council Tax Band C

Ground Floor

Hall

Stairs to first floor. Engineered flooring. Feature vertical radiator. Understairs cupboard. Downlighting.

Cloakroom

Double glazed frosted window to front. Suite of concealed low level WC and vanity hand basin unit. Radiator. Engineered flooring.

Living Room Area

14' 2" x 11' 6" (4.32m x 3.51m) Double glazed window to front. Radiator. Engineered flooring. Downlighting. Leads through to

Kitchen/Diner

18' 9" x 7' 4" (5.71m x 2.24m) Double glazed bifold doors to rear. Double glazed window to rear. Modern range of base and wall units. Inset stainless steel sink unit with Silestone worktops. Built in double electric oven. Built in microwave. Undercounter fridge. Four ring induction hob with extractor hood over. Integrated dishwasher. Downlighting. Engineered flooring. Vertical radiator.

Utility Room

7' 6" x 5' 0" (2.29m x 1.52m) Double glazed window to rear. Double glazed door to side. Base cupboards with stainless steel one and a half bowl sink unit with pan tap. Plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer. Wall mounted gas central heating boiler.

First Floor

Landing

Stairs to second floor. Double glazed feature window to side. Storage cupboard.

Bedroom Two

10' 5" x 8' 7" (3.17m x 2.62m) Double glazed window to front. Radiator.

Bedroom Three

10' 5" x 7' 8" (3.17m x 2.34m) Double glazed window to rear. Radiator.

Bedroom Four

13' 6" x 4' 11" plus doorwell area (4.11m x 1.50m) Two double glazed windows to front. Radiator.

Study

7' 7" x 5' 6" (2.31m x 1.68m) Double glazed window to rear. Radiator. Downlighting.

Bathroom

Double glazed frosted window to rear. White suite of low level WC, vanity hand basin unit and panelled bath with separate shower unit. Chrome towel rail. Tiled floor. Extractor.

Second Floor

Landing

Access to eaves space.

Bedroom One

14' 5" x 14' 0" max into restricted headroom (4.39m x 4.27m) Two double glazed Velux windows to front. Double glazed window to rear. Radiator. Access to eaves space.

Ensuite Shower Room

Contemporary suite of concealed low level WC, vanity hand basin unit and walk in shower. Chrome towel rain. Fully tiled walls. Downlighting. Extractor. Tiled floor.

Exterior

Front Garden

Small slated raised area with steps up to front door. Bin store area. Side access.

Rear Garden

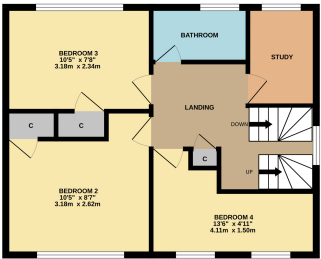
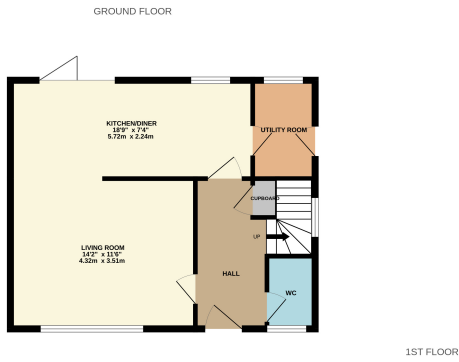
Approximately 20ft by 30ft. Extensive decking area. Area of artificial grass. Raised beds. Home office measuring 10ft by 6ft available by separate negotiation.

Garage

There is a garage found in a nearby block. There is also a space in front of the garage. The current owner also parks in the layby outside the property but these spaces are available for anyone to use.

Agents Note

1. The property benefits from solar panels. We believe this a 3Kw system which has a battery storage system in the understairs cupboard. We would strongly recommend you to get your solicitor or conveyancer to confirm the terms of this arrangement before committing to a purchase.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | | | |
|---|---------|-----------|--|--|
| | Current | Potential | | |
| Very energy efficient - lower running costs | | | | |
| (92+) | 77 | 85 | | |
| A | | | | |
| (81-91) | | | | |
| B | | | | |
| (69-80) | | | | |
| C | | | | |
| (55-68) | 77 | 85 | | |
| D | | | | |
| (39-54) | | | | |
| E | | | | |
| (21-38) | 77 | 85 | | |
| F | | | | |
| (1-20) | 77 | 85 | | |
| 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.

