



philip INDEPENDENT
ESTATE AGENT
Jarvis



5 High Street, Lenham, Kent. ME17 2QD.

£475,000 Freehold

Property Summary

"I have always liked this house found in the centre of Lenham village. So much space and character and so centrally positioned". - Philip Jarvis, Director.

No onward chain with this character four bedroom house found in the heart of Lenham. With living accommodation arranged over three floors, an early viewing comes most recommended.

The downstairs accommodation is arranged to include two large reception areas, a well fitted kitchen and attractive bathroom. There are two double bedroom and a cloakroom to the first floor and two further bedrooms to the second floor.

There is also an attractive courtyard garden.

Well positioned, Lenham Square is within fifty metres. The village offers a wide range of amenities to include two schools, shops, doctors surgery and railway station. The M20 motorway is only a short drive away accessed at Leeds Castle.

Features

- Character Four Bedroom Terraced House
- Two Large Reception Areas
- Attractive Bathroom
- Courtyard Rear Garden
- EPC Rating: D
- Grade II Listed Home
- Well Fitted Kitchen
- Four Bedrooms Arranged Over Two Floors
- No Onward Chain
- Council Tax Band C

Ground Floor

Entrance Door To:

Sitting Room

18' 6" x 10' 3" (5.64m x 3.12m) Secondary double glazed windows to front. Two Victorian style radiators. Oak flooring. Recess lighting. Door to:

Dining Room

14' 8" x 11' 6" (4.47m x 3.51m) Secondary double glazed sash window to rear. Ornate fireplace with recess cupboard. Corner cupboard. Oak flooring. Recess lighting. Door to cellar.

Kitchen

12' 9" x 7' 0" (3.89m x 2.13m) Double glazed window and stable door to side. Range of base and wall units. Double butler style sink unit. Electric oven and hob with extractor hood over. Integrated fridge/freezer. Integrated dishwasher. Victorian style radiator. Oak flooring. Recess lighting.

Bathroom

Double glazed frosted window to side. Contemporary suite of concealed low level WC, vanity hand basin and panelled bath with separate shower unit and screen. Local tiling. Chrome towel rail. Oak flooring. Cupboard housing space for washer/dryer. Wall mounted combination boiler. Downlighting.

First Floor

Landing

Window to rear. Victorian style radiator. Door and stairs to second floor.

Bedroom One

16' 6" x 11' 1" (5.03m x 3.38m) Two secondary double glazed windows to front. Two Victorian style radiators. Ornate fireplace. Wardrobe cupboard to one recess. Downlighting.

Bedroom Two

12' 4" x 11' 9" max (3.76m x 3.58m) Secondary double glazed window to rear. Victorian style radiator. Exposed beams. Downlighting.

Cloakroom

Secondary double glazed window to rear. High level WC. Corner hand basin. Oak flooring. Recess lighting.

Second Floor

Bedroom Three

12' 10" x 11' 10" max into recess (3.91m x 3.61m) Secondary double glazed window to front. Victorian style radiator. Ornate fireplace. Shelving. Downlighting.

Bedroom Four

16' 8" x 6' 9" (5.08m x 2.06m) Sky light window to rear. Victorian style radiator. Exposed beams. Downlighting. Access to loft.

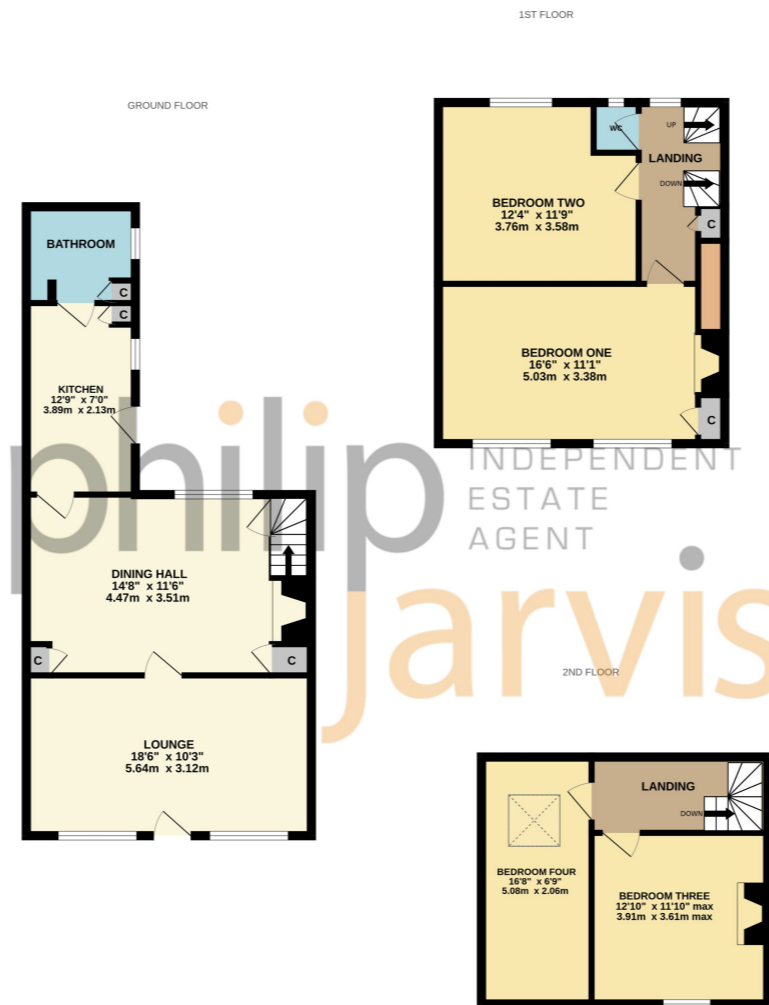
Exterior

Rear Courtyard

Small courtyard garden to the rear. An ideal area to sit in. Raised beds. Storage area behind the bathroom.

Agents Note

1. The property is Grade II listed.
2. There is a pedestrian right of way across neighbours rear garden.
3. There is a shared cellar area with the neighbouring property.



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+) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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