





10 Church Road, Grafty Green, Maidstone, Kent. ME17 2BA.

£450,000 Freehold

Property Summary

"I am so impressed with the changes the current owners have made to this house, the garden is a most attractive space to enjoy". - Sam Newman, Senior Sales Executive.

Proudly presenting to the market this three bedroom semi detached house is found on Church Road in the village of Grafty Green.

The current owners have meticulously renovated the property since their ownership and have now turned the house into a contemporary home. There are solar panels, an air source heat pump and battery storage, making 10 Church Road very energy efficient.

Upon entering the property you are greeted with a large hallway which has access to the spacious lounge and kitchen/diner. The staircase and the downstairs cloakroom are in the centre of the ground floor. The lounge has a number of windows and patio doors overlooking the garden. With the kitchen/diner there is an attractive bay window to the front, multi fuel burner and access to a utility area.

To the first floor are three double bedroom, all of which have their own storage cupboards or built in wardrobes. The first floor concludes with a shower room.

Externally, there are beautifully maintained gardens, with lawned areas and a balanced mix of trees, hedges, shrubs and flowers. The home office is a real bonus with its own power and air conditioning which provides heating and cooling.

The driveway to the side has ample parking for multiple vehicles, plus an additional space accessed through the double gates into the rear garden.

Grafty Green is a serene historical hamlet with two public houses. Nearby Lenham and Headcorn provide a wider range of amenities including, schooling, railway stations and excellent transport links.

This stunning home is incredibly well presented and an internal viewing is highly recommended to appreciate everything it has to offer.

Features

- Three Bedroom Semi Detached House
- Three Double Bedrooms
- EPC Rating: B
- Sunny Aspect Garden
- EV Charging Point
- Fully Renovated Throughout
- Solar Panels & Battery Storage
- Large Driveway
- Home Office
- Council Tax Band C

Ground Floor

Front Door To

Hallway

Double glazed window to front. Vertical radiator. Stairs to first floor. Engineered luxury vinyl flooring.

Lounge

16' 2" x 12' 11" (4.93m x 3.94m) Double glazed window to front. Two double glazed windows to side. Double glazed double door to rear into garden. Two radiators. Wall lights. Fitted carpet. TV & BT point. Built in entertainment unit.

Kitchen/Diner

22' 4" x 12' 7" (6.81m x 3.84m) Double glazed bay window to front. Double glazed window to rear. Base and wall units with under counter and plinth lighting. One and a half sink. Wooden worktops and splash back. Neff electric oven. Induction hob. Bosch extractor with light. Integrated dishwasher. Two radiators. Multi fuel burner. Cupboard understairs. Luxury vinyl flooring.

Utility Area

Double glazed door to rear into garden. Cupboard with space of washing machine and dryer. Integrated fridge/freezer. Built in storage unit. Recess light. Luxury vinyl flooring.

Cloakroom

Low level WC. Square sink. Chrome towel rail. Localised tiling. Sensored recess lighting. Extractor. Luxury vinyl flooring.

First Floor

Landing

Double glazed window to rear. Radiator. Cupboard housing water cylinder. Loft hatch. Fitted carpet.

Bedroom One

12' 11" x 11' 6" (3.94m x 3.51m) Double glazed window to front. Radiator. Two storage cupboards. Fitted carpet.

Bedroom Two

11' 3" x 10' 6" (3.43m x 3.20m) Double glazed window to front. Radiator. Storage cupboards. Door to eaves storage. BT point. Fitted carpet.

Bedroom Three

12' 4" x 10' 0" (3.76m x 3.05m) Double glazed window to rear. Radiator. Storage cupboard. Mirrored built in wardrobe. Fitted carpet.

Bathroom

Double glazed obscured window to rear. Modern suite comprising of low level WC, sink unit with under storage, walk in Mira shower. Chrome towel rail. Localised tiling. Floor tiles. Extractor. Under flooring heating. Heated mirror.

Exterior

Front Garden

Mainly laid to lawn with decorative pond. Hedging to borders. Steps and pathway to front door. Flower bed to one side and in front. Spot light.

Rear Garden

Mainly laid to lawn. Two patio areas. Sunny aspect. Multiple decorative flower beds and planting areas. Water tap. Air source heat pump. Three downlighters. Spotlight.

Side Garden

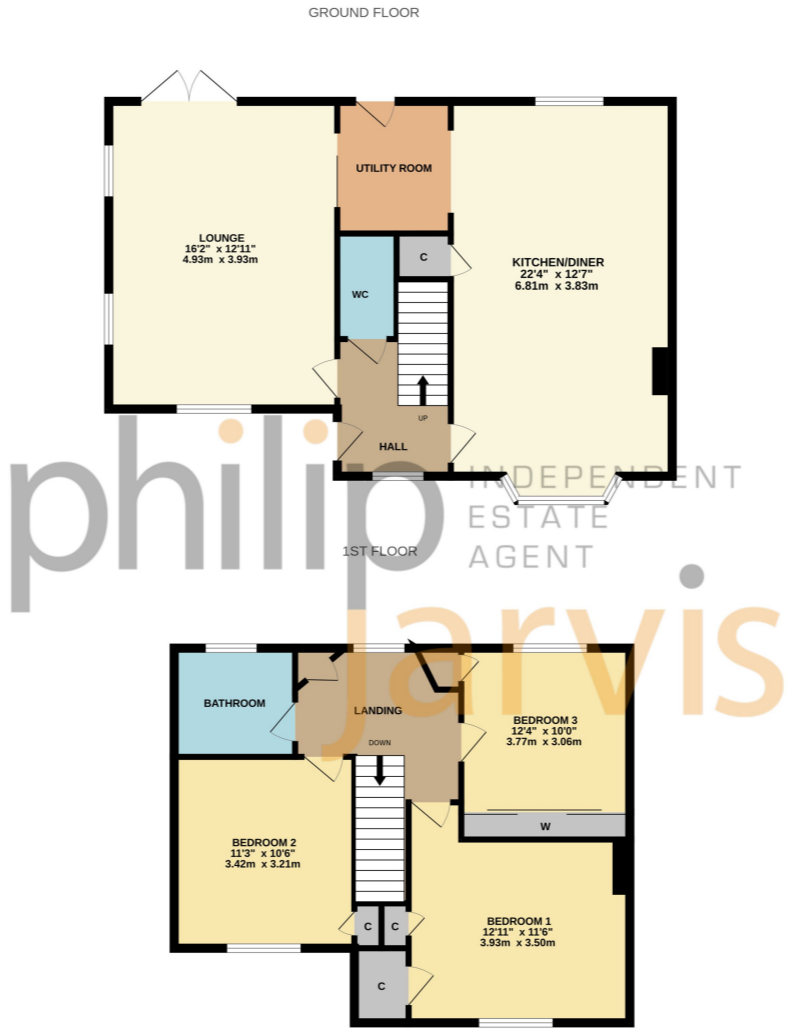
Flower beds. Gates from drive with shingled area for one vehicle. Wood shed. Patio area. Pod point smart solar enabled car charger (7.5kw).

Home Office

Air conditioning unit for heating and cooling. Double glazed sliding doors. Power. Internet connection with earth connector. Luxury vinyl flooring. Four downlighters. Blinds. Composite decking and cladding all around. Potting area to one side and tool shed to the other.

Parking

Shingled driveway for multiple vehicles. Gate to side garden. Steps to front door with lighting.



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		88
(69-80) C	81	
(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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