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**30a Maidstone Road, Lenham, Kent. ME17 2QJ.**

**£325,000 Freehold**

## Property Summary

"This property is ready for a family to put their own stamp on it". - Sam Newman Senior Sales Executive.

Presenting to the market is this three bedroom semi-detached house found within walking distance of Lenham village centre.

The accommodation is arranged to include a sitting room and 19ft kitchen/diner, whilst upstairs there are the three bedrooms and bathroom.

Externally to the rear there is an attractive courtyard patio area, to the side is a large area which is laid to artificial lawn.

There is a garage found to the rear with a parking space.

In addition, there is double glazing, gas central heating and the property is available with no forward chain, so please arrange a viewing today,

Lenham is a large village offering a wide variety of facilities, including cafes, shops and public houses. There are primary and secondary schools. For commuting there are great links with a mainline station to London Victoria. 10x bus between Ashford and Maidstone, along with motorway access to the M20 via junction eight.

## Features

- Three Bedroom Semi-Detached House
- Double Glazing & Gas Central Heating
- Additional Side Garden
- Fully Furnished
- EPC Rating: D
- Two Reception Areas
- Garage To Rear
- Walking Distance Of Village Centre
- No Forward Chain
- Council Tax Band D

## Ground Floor

### Entrance door to:

### Lobby

Double glazed window to front. Secondary double glazing to side. Laminate floor. Radiator.

### Sitting Room

16' 4" x 12' 4" (4.98m x 3.76m) Double glazed window to front. Stairs to first floor. Understairs cupboard. Two radiators. Television point. Flame effect electric fire. Laminate flooring. Opens through to:

### Kitchen/Diner

19' 4" x 10' max (5.89m x 3.05m) Double glazed ceramic window to side. Two double glazed windows to rear. Range of fitted base and wall units. Single bowl sink unit. Stainless steel electric oven and gas hob. Stainless steel extractor hood. Space for washing machine. Wall mounted gas central heating boiler. Local tiling. Tiled floor. Half double glazed door to rear. Radiator. Shelving.

## First Floor

### Landing

Double glazed window to side. Radiator. Access to loft. Airing cupboard. Fitted carpet.

### Bedroom One

12' 7" x 10' 8" (3.84m x 3.25m) Double glazed window to front. Radiator. Fitted carpet.

### Bedroom Two

10' 3" x 10' 8" (3.12m x 3.25m) Double glazed window to rear. Radiator. Laminate floor. Shelving.

### Bedroom Three

9' 7" x 8' 10" (2.92m x 2.69m) Double glazed window to front. Laminate floor. Under bed storage area. Radiator.

### Bathroom

Double glazed frosted window to rear. Contemporary white suite of low level WC. Square pedestal hand basin and panelled bath with skirting lighting. Separate shower over bath with Aqualisa shower unit. Inset lighting. Tiled floor. Chrome heated towel rail. Attractive local mosaic tiling. Extractor.

### Exterior

#### Front Garden

Laid mainly to lawn with path to front door.

#### Side Garden

Artificial lawn area with patio area and mix of shrubs and trees.

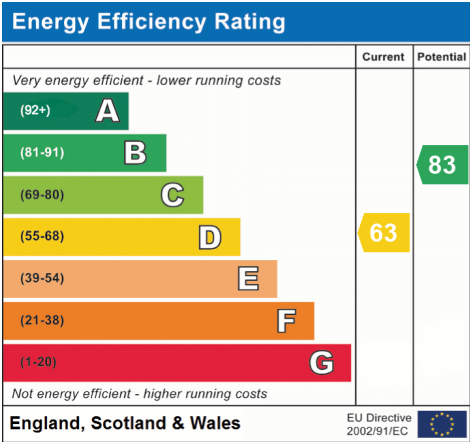
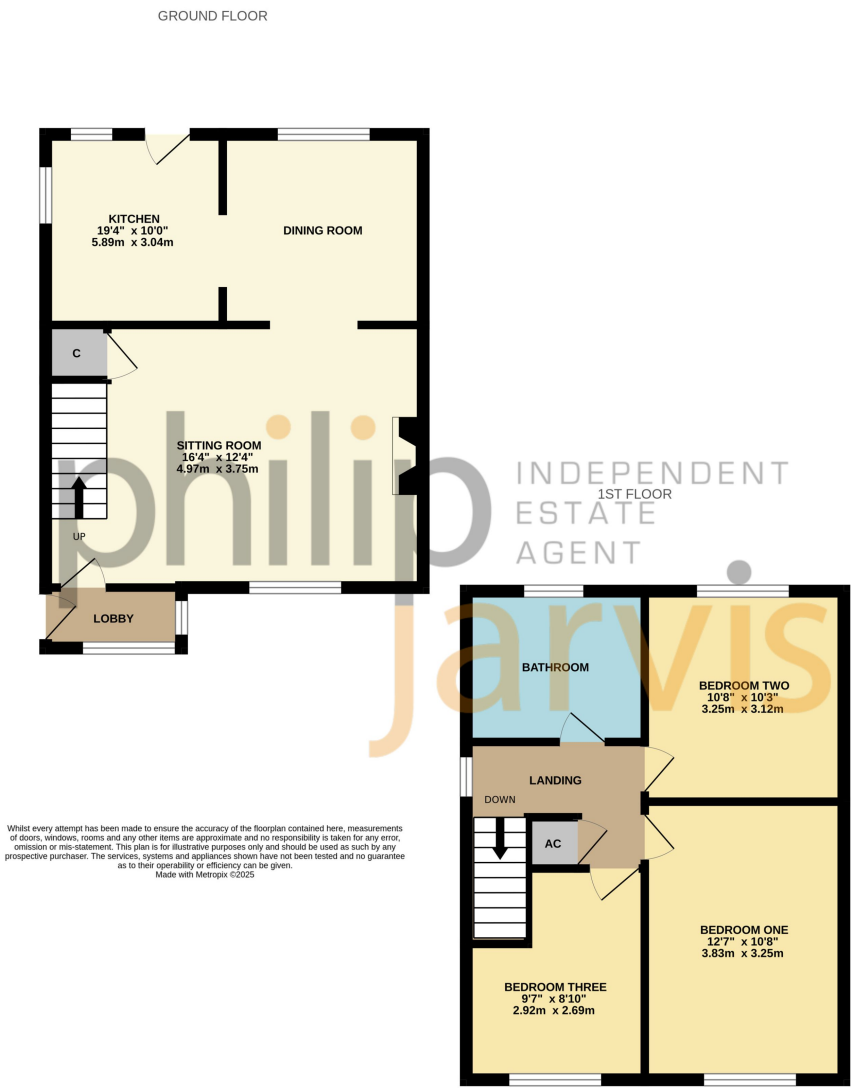
#### Rear Garden

Courtyard area with patio area leading round to main body of garden measuring approximately 45ft x 30ft.

### Garage

There is a garage found to the rear of the property. The garage is accessed via a private lane found off Foord Road and additional parking space.





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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.