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## 17 Lodge Gardens, Ulcombe, Maidstone, Kent. ME17 1DZ.

Guide Price £335,000 Freehold

### Property Summary

"This is such a great family home. There is so much space and lots of storage". - Matthew Gilbert, Branch Manager.

Proudly presenting to the market this incredibly well presented three bedroom semi detached home found in a great cul-de-sac nestled in the village of Ulcombe.

The property comprises of a porch, lounge, inner hallway, kitchen/breakfast room, conservatory and cloakroom.

To the first floor there are three well proportioned bedrooms and a recently updated bathroom.

Externally there are front and side gardens. To the rear there is an attractive lawned garden with both patio and decking entertaining areas. There is also on street parking available within the cul-de-sac.

Added to this the property benefits from double glazing throughout and oil fired central heating.

Ulcombe is a pretty village with a community hall, service garage and primary school. For a wider range of amenities the village of Headcorn and Lenham are found nearby. There is easy access to the M20 close by as well as a handful of mainline railway stations found in the neighbouring villages.

Please book a viewing on this home to avoid disappointment.

### Features

- Three Bedroom Semi Detached Home
- Modern Fitted Kitchen
- Downstairs WC
- EPC Rating: E
- Conservatory
- Cul-De-Sac Location
- Oil Fired Central Heating
- Council Tax Band E

## **Ground Floor**

### **Porch**

Double glazed door to front. Double glazed window to front and both sides. Radiator. French doors to

### **Lounge**

20' 5" x 17' 8" (6.22m x 5.38m) Double glazed window to front. Stairs to first floor. TV & BT point. Two radiators Door to

### **Rear Hallway**

Cupboard housing oil fired boiler. Shelving.

### **WC**

Double glazed obscured window to rear. Low level WC and wash hand basin with splash back tiling. Radiator.

### **Kitchen/Breakfast Room**

11' 4" x 11' 3" (3.45m x 3.43m) Double glazed window to rear. Range of base and wall units. Double sink and drainer. Integrated appliances to include washing machine, dishwasher, Neff induction hob with extractor over, separate oven and grill. Integrated tall fridge/freezer. Cupboard and separate larder, Under cupboard lighting,

### **Conservatory**

12' 6" x 9' 0" (3.81m x 2.74m) Double glazed window to rear and side. Double glazed door to side access. Two radiators.

## **First Floor**

### **Landing**

Radiator. Hatch to loft access. Two storage cupboards. Separate cupboard housing water tank.

## **Bedroom One**

15' 2" x 8' 9" (4.62m x 2.67m) Double glazed window to front. Radiator. Built in bedroom furniture to include a double and single wardrobe, bedside cabinet and dresser.

## **Bedroom Two**

11' 10" x 10' 9" (3.61m x 3.28m) Double glazed window to rear. Radiator. Built in furniture to include two double wardrobes and drawers. TV point.

## **Bedroom Three**

8' 6" x 7' 9" (2.59m x 2.36m) Double glazed window to front. Radiator.

## **Bathroom**

Double glazed obscured window to rear. Suite comprising of low level WC, wash hand basin with storage underneath, panelled bath with retractable glass screen and shower attachment. Heated towel rail. Shaver point.

## **Exterior**

### **Front Garden**

Mainly laid to lawn, bushes and trees to one border. Footpath to front door, side access.

### **Rear Garden**

Mainly laid to lawn, shrubs, plants and trees to borders. Raised decking area, separate patio area. Shed to remain. Outside tap.

### **Side Garden**

Shingled area. Pathway to side access. Oil tank.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given 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+)	<b>A</b>	76
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
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 contract, 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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