



philip INDEPENDENT  
ESTATE AGENT  
Jarvis



## Petandy-Sar The Street, Ulcombe, Kent. ME17 1DX.

Guide Price £450,000 Freehold

### Property Summary

"The standard of this versatile family home great. There is so much room on offer."- Matthew Gilbert, Branch Manager.

**\*\*GUIDE PRICE OF £450,000-£465,000\*\***

Pleased to present to the market this three bedroom link detached family home which has been sympathetically modernized throughout. There is versatile accommodation with an extra reception room currently used as a bedroom to the ground floor.

The house comprises of an entrance hall, open plan kitchen/dining room with a superb sun room area, large utility room, cloakroom, lounge and another reception room which was formally the garage.

To the first floor there are three well sized bedrooms and a family bathroom.

Externally there is an excellent driveway with parking for many vehicles, whilst to the rear there is an incredibly well presented garden to enjoy.

Located in the village of Ulcombe this home is superbly located to take advantage of the primary school and village hall and handy serviced school bus to The Lenham School. There is also great commuter links with only being a short distance to the A20 with access to the M20 as well as the mainline railway to London Bridge located in the neighbouring village of Headcorn.

This fantastic home really has a lot to offer and needs to be viewed at your earliest convenience.

### Features

- Three/Four Bedroom Link Detached Home
- Ample Parking
- Large Driveway
- Village Centre Location
- EPC Rating: E
- Stunning Presentation
- Utility Room
- Versatile Accommodation
- No Forward Chain
- Council Tax Band E

## **Ground Floor**

### **Front Door To**

#### **Hall**

Double glazed window to side. Radiator. Stairs to first floor. Thermostat.

### **Kitchen/Dining Room**

Double glazed window to side. Range of base and wall units. Stone worktops. Sink. Integrated oven, electric hob and extractor over. Integrated dishwasher and separate fridge/freezer. Breakfast bar. TV point.

### **Dining Area**

Radiator. Cupboard housing consumer unit.

### **Sun Room**

Double glazed window to side and rear. Two Velux windows to rear. Double glazed French doors to rear. Wall light.

### **Utility Room**

Double glazed door to front access. Double glazed window to side and double glazed door to rear access. Range of base and wall units. Stone worktops. Space for washing machine and separate tumble dryer. Radiator. Wall shelves.

### **Cloakroom**

Double glazed window to rear. Low level WC. Wash hand basin. Splash back tiling. Radiator.

## **Lounge**

Double glazed window to front. Radiator. TV & BT point. Built in electric feature heater.

### **Study**

Double glazed French doors to rear. Radiator.

## **First Floor**

### **Landing**

Double glazed window to front. Radiator. Built in wardrobes. TV point.

### **Bedroom One**

Double glazed window to front. Radiator. Built in wardrobes. TV point.

### **Bedroom Two**

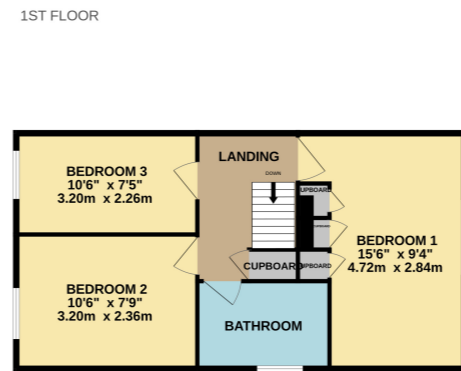
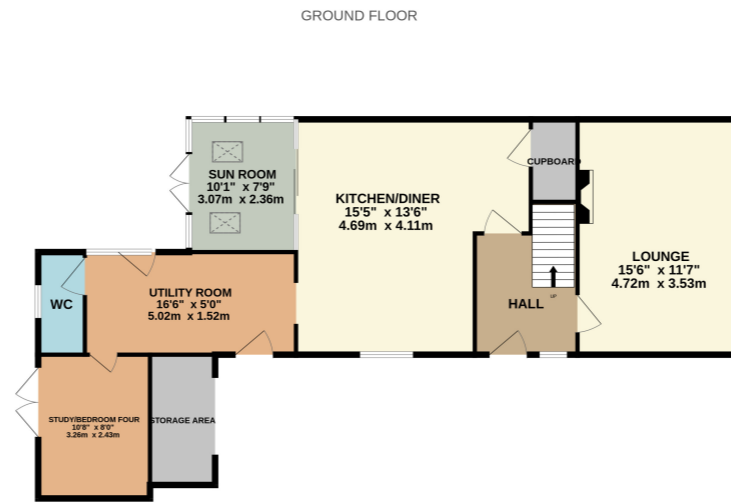
Double glazed window to rear. Radiator.

### **Bedroom Three**

Double glazed window to rear. Radiator.

## **Bathroom**

Double obscured window to side. Suite comprising of low level WC, wash hand basin with cupboard, P shaped bath with shower attachment and glass screen. Chrome heated towel rail. Fully tiled walls.



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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(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 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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