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## 8 Croft Gardens, Lenham, Maidstone, Kent. ME17 2QE.

£275,000 Freehold

### Property Summary

"I think this is a great house, so close to the village and with parking". - Matthew Gilbert, Senior Branch Manager.

Presenting to the market a well proportioned semi detached home located in Lenham village. The property does need extensive modernising throughout but is also available with no forward chain. The house comprises of an entrance hall, kitchen, large lounge/diner and shower room.

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

Externally there are both front and rear gardens as well as parking to one side. There is also a small storage area via an up and over garage door.

Lenham is a most popular village found between Ashford and Maidstone. It offers a wide range of amenities to include many shops, both a primary and secondary school and a railway station. There is access to the M20 motorway at Leeds village approximately five miles away.

With the added benefit of double glazing throughout an early viewing comes highly recommended.

### Features

- Three Bedroom Semi-Detached Home
- Two Bathrooms
- NO Forward Chain
- Double Glazing
- Council Tax Band: C
- Driveway & Half Garage
- Cul-De-Sac Position
- Walking Distance To Village
- EPC Rating: TBC

**Ground Floor**

**Front Door To**

**Hall**

Stairs to first floor. Cupboard housing consumer unit. Radiator.

**Kitchen**

11' 11" x 10' 4" (3.63m x 3.15m) Double glazed window to front. Range of base and wall units. Sink and integrated double oven and electric hob. Space for washing machine. Localised tiling. Radiator. Exposed brickwork. Thermostat.

**Lounge/Diner**

16' 8" x 12' 0" (5.08m x 3.66m) Double glazed windows and double glazed French doors to rear. Radiator. Gas fire. Storage cupboard.

**Shower Room**

Double glazed window to rear. Skylight. Suite comprising of low level WC, wash hand basin and shower cubicle. Localised tiling. Door to storage room. Extractor. Radiator.

**First Floor**

**Landing**

Hatch to loft access.

**Bedroom One**

11' 9" x 10' 6" (3.58m x 3.20m) Double glazed window to both front and side. Radiator. Built in wardrobe.

**Bedroom Two**

12' 2" x 10' 7" (3.71m x 3.23m) Double glazed window to rear. Radiator. BT point.

**Bedroom Three**

8' 2" x 6' 0" (2.49m x 1.83m) Double glazed window to rear. Radiator.

**Bathroom**

Double glazed obscured window to front. Suite comprising of low level WC, wash hand basin and panelled bath with electric shower and retractable glass screen. Cupboard housing water tank.

**Exterior**

**Front Garden**

Lawned area. Shrub border to one side. Footpath to front door. Outside light.

**Driveway**

Parking for one vehicle.

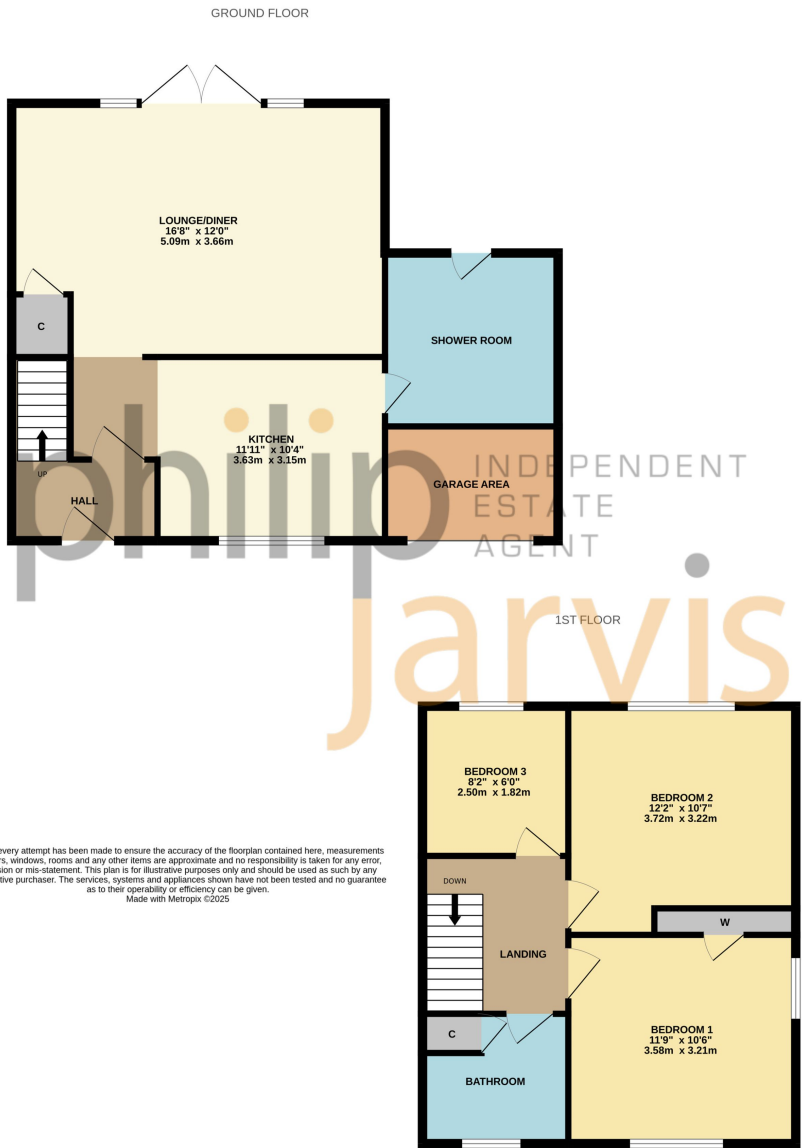
**Garage**

Half garage used for storage up and over door.

**Rear Garden**

Paved patio area. Pedestrian side access. Fruit trees.





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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