



philip INDEPENDENT
ESTATE
AGENT
Jarvis



Bassetts, Ashford Road, Harrietsham, Maidstone, Kent. ME17 1JR.

£425,000 Freehold

Property Summary

"I was really taken by the size and space of this two bedroom detached bungalow. Added to that there is an 80ft private rear garden". - Philip Jarvis, Director.

An internal viewing comes most recommended for this well proportioned bungalow found in ever popular Harrietsham. The current owner has lived in the bungalow for approximately twenty years and has carefully developed and looked after the property.

The accommodation is arranged with a reception hall, sitting and dining room plus a kitchen/breakfast room. A utility room leads to the study that could also be used as a third bedroom. There are also two double bedrooms, one with fitted furniture and a bow window and both a bathroom and shower room.

Set back from the road, a shared driveway leads to an extensive parking area and a garage. The mature and private rear garden measures approximately 80ft in length and is mainly laid to lawn with a patio area, two sheds, greenhouse and summerhouse.

Harrietsham is a most popular village found south of Maidstone. There is a well respected primary school, two shops and gastro pub. There is also a railway station within walking distance. Lenham approximately two miles away offers a wider range of amenities. The M20 motorway is approximately three miles away at Leeds village. The county town of Maidstone is approximately five miles away.

Features

- Spacious Two Bedroom Detached Bungalow
- Study/Potential Bedroom Three
- Two Double Bedrooms
- 80ft Rear Garden
- Driveway For Several Vehicles & Integral Garage
- Council Tax Band E
- Two Reception Areas
- Kitchen/Breakfast Room
- Bathroom & Shower Room
- Popular Village Location
- EPC Rating: E

Ground Floor

Double Glazed Entrance Door To

Reception Hall

Radiator. Sliding doored double cupboard. Oak flooring. Glass door with side glass panels to

Dining Room

14' 0" x 10' 0" (4.27m x 3.05m) Double glazed window to side. Radiator. Oak flooring. Arch to

Lounge

15' 5" x 10' 11" (4.70m x 3.33m) Double glazed window to side. Radiator. Electric log effect fire. Arch to

Kitchen/Breakfast Room

13' 0" x 10' 0" (3.96m x 3.05m) Double glazed window to rear. Range of base and wall units. Stainless steel one and a half bowl sink unit. Zanussi dual fuel cooker with five ring gas hob and electric oven. Integrated fridge/freezer. Stainless steel extractor hood over. Space for slimline dishwasher. Cupboard housing boiler. Breakfast bar. Downlighting. Tiled floor.

Utility Room

15' 2" x 6' 8" narrowing to 4' 8" (4.62m x 2.03m) Double glazed door and window to front. Double glazed door to garden. Range of base units. Storage cupboard to one end. Butler sink. Plumbing for washing machine. Space for tumble dryer. Radiator.

Inner Hall

Access to loft.

Bedroom One

12' 2" to wardrobe door x 11' 0" (3.71m x 3.35m) Double glazed bow window to front. Radiator. Range of fitted furniture to one wall. Further fitted furniture and two large bedside cabinets. Radiator. Spotlights.

Bedroom Two

10' 6" x 10' 0" (3.20m x 3.05m) Double glazed window to rear. Radiator.

Bathroom

Double glazed frosted window to rear. White suite of low level WC, pedestal hand basin and panelled bath with separate Aqualisa shower unit. Glass folding screen. Fully tiled walls. Tiled floor. Chrome towel rail. Extractor. Downlighting.

Study

12' 8" x 6' 8" (3.86m x 2.03m) This room could be used as a third bedroom. Double glazed window to side. Radiator.

Second Inner Lobby

Tiled floor. Door to garage and shower room.

Shower Room

Double glazed frosted window to side. Modern suite of concealed low level WC, bidet and hand basin. Fully panelled shower with Aqualisa shower unit. Fully tiled walls. Chrome towel rail. Downlighting. Extractor.

Exterior

Front Garden

Shingled front garden area with mature shrubs and hedge to front.

Driveway

Shared driveway with Casamia, next door, leading to own driveway for several cars and turning area.

Rear Garden

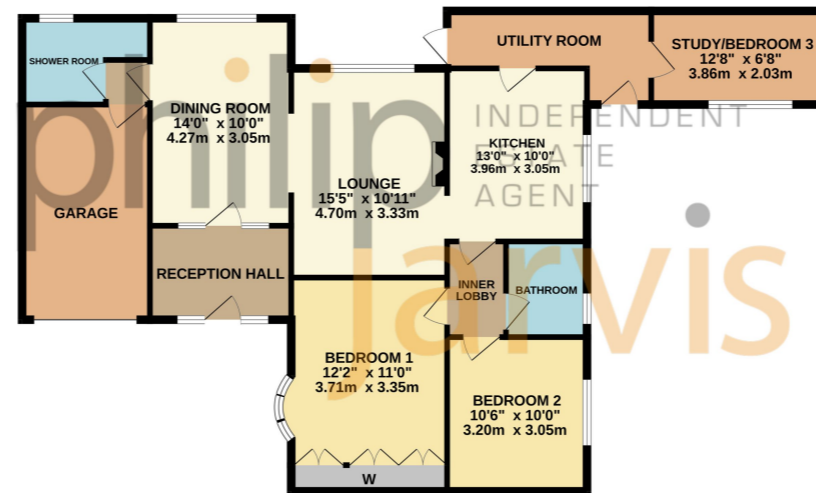
The secure and private rear garden is approximately 80ft in length. There is an extensive patio area leading to the garden laid mainly to lawn. There are two garden sheds, a greenhouse and summerhouse. There is also a vegetable garden. There is side access to the right hand side of the bungalow. There is access on the left hand side from the utility room to the front of the bungalow.

Garage

The garage is approximately 14ft in length as it has been shortened. Electric up and over door. Power and lighting. Pedestrian door to second inner lobby.



GROUND FLOOR



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	79
(81-91)	B	
(69-80)	C	
(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

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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