



philip INDEPENDENT
ESTATE AGENT
Jarvis



41 High Street, Lenham, Kent. ME17 2QB.

£399,995 Freehold

Property Summary

"This is such a beautiful cottage. It is so well decorated with some stunning original features." - Matthew Gilbert, Branch Manager.

41 High Street is located within easy walking distance of Lenham village square and this is believed to date back to 1905. There are some great character features throughout but has been lovingly cared for by the current owners.

The accommodation to the ground floor comprises of entrance hall, open plan kitchen/dining room and separate lounge. To the first floor there are two double bedrooms and a family bathroom with the second floor also offering a double bedroom with ensuite toilet.

Externally to the front there is a courtyard with mature planting. From the front there is also side access to the rear garden that is incredibly well stocked and includes a shed and greenhouse.

Located within Lenham village there is an abundance of amenities and shops to talk advantage of. There is easy access to the M20 and mainline railway station to London Victoria.

A property like this rarely comes available to the open market so please book a viewing without delay.

Features

- Three Bedroom Semi Detached Cottage
- Sunny Aspect With 30ft Rear Garden
- Character Features Throughout
- Log Burner
- Council Tax Band D
- Two Receptions
- Walking Distance Of Village Centre
- Incredibly Well Presented
- Fitted Wardrobes
- EPC Rating: D

GROUND FLOOR

Entrance Door To:

Hall

Stairs to first floor with cupboard under housing boiler. Separate cupboard housing consumer unit. Radiator. Door to dining area and door to

Sitting Room

12' x 11' (3.66m x 3.35m) Double glazed square bay sash windows to front. Log burner with pine mantle surround. Wall lights. Radiator. TV point. Double casement doors to:

Dining Area

11' 4" x 10' 6" (3.45m x 3.20m) Double glazed UPVC door and double glazed windows to rear. Feature fireplace with surround. Radiator. Shelving.

Kitchen Area

Double glazed window to side. Double glazed hardwood French doors to rear. Velux window to rear. Range of base and wall units. Sink and drainer. Electric induction hob with stainless steel extractor over. Double oven. Integrated washing machine, dishwasher and space for tall fridge/freezer. Radiator.

FIRST FLOOR

Landing

Double glazed sash window to front. Stairs to second floor. Radiator. BT point.

Bedroom One

12' x 10' 10" (3.66m x 3.30m) Two double glazed sash windows to front. Radiator.

Bedroom Two

11' 7" x 9' 10" (3.53m x 3.00m) Double glazed UPVC bay window to rear. Radiator.

Bathroom

Double glazed UPVC half obscured window to rear. Suite comprising of low level WC, wall hand basin and shower cubicle and separate bath. Chrome heated towel rail. Recess lighting. Laminate floor. Localised tiling.

SECOND FLOOR

Landing

Door to

Bedroom Three

Two double glazed Velux windows to front. Two double glazed Velux windows to rear. Eaves storage cupboards on both sides. Radiator. Built in wardrobes. Hatch to loft access.

Ensuite

Low level WC. Wash hand basin. Shelving.

EXTERIOR

Front Garden

Small area to front with brick wall and gate to front. Side access. Shingled area. Outside light. Shrubs and plants to borders.

Rear Garden

Approximately 30ft in length. Shed and greenhouse to remain. Paved patio area. Mainly laid to lawn. Shrubs, plants and trees to borders. Side access. Outside light. Outside tap. Brick wall border to both sides.



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)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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