



philip INDEPENDENT  
ESTATE AGENT  
Jarvis





**17 Forge Meadow, Harrietsham, Maidstone, Kent. ME17 1JE.**

**£299,995 Freehold**

## Property Summary

"It is great to get to sell a property with so much potential. This is a most comfortable home but there are opportunities to further develop this house."- Philip Jarvis, Director.

A well proportioned three bedroom semi-detached home that sits on a corner plot in Forge Meadow, a cul-de-sac in Harrietsham.

Downstairs there is a dual aspect through reception room and a well proportioned modern fitted kitchen. There is an inner hall that could be incorporated with the relevant consents into the kitchen or could be a separate room used as a utility room or study.

Upstairs there are three bedrooms and bathroom with separate WC.

The property also benefits from double glazing and gas central heating.

Outside there are gardens to the front, side and rear. Subject to the relevant permissions and consents, we believe there could be the possibility of creating on off road parking area.

Harrietsham is a popular village boasting an excellent primary school, two shops, railway station and gastro pub. The larger village of Lenham is only a short drive away and the county town of Maidstone and the M20 motorway are also easily accessed.

## Features

- Three Bedroom Semi-Detached House
- 18ft Through Reception Room
- Double Glazing & Gas Central Heating
- Gardens To Front, Side & Rear
- No Onward Chain
- Council Tax Band C
- Corner Plot Location
- Modern Fitted Kitchen
- Scope For Further Development
- Popular Central Village Location
- EPC Rating: TBC

## **Ground Floor**

### **Entrance Door To Hall**

Stairs to first floor. Radiator. Laminate floor.

### **Sitting Room**

18' 4" x 9' 6" (5.59m x 2.90m) Double glazed window to front and rear and double glazed door to one side. Two radiators. Laminate floor.

### **Kitchen**

10' 2" x 9' 5" (3.10m x 2.87m) Double glazed window to side and rear. Modern range of base and wall units. Built in electric oven and gas hob with extractor over. White ceramic sink unit. Plumbing for washing machine. Space for fridge/freezer. Tiled floor. Radiator. Cupboard housing Vaillant gas central heating boiler. Larder cupboard. Small understairs cupboard.

### **Inner Hall**

9' 5" x 5' 0" (2.87m x 1.52m) Double glazed door and window to side. Radiator. Tiled floor. This area could potentially become a part utility or study area.

## **First Floor**

### **Landing**

Double glazed window to rear. Radiator.

## **Bedroom One**

12' 8" x 9' 7" (3.86m x 2.92m) Double glazed window to front and side. Radiator. Wardrobe cupboard.

## **Bedroom Two**

9' 6" x 9' 2" plus doorwell (2.90m x 2.79m) Double glazed window to front. Radiator. Wardrobe cupboard. Access to loft.

## **Bedroom Three**

9' 0" x 6' 6" (2.74m x 1.98m) Double glazed window to rear. Radiator. Airing cupboard.

## **Bathroom**

Double glazed frosted window to rear. White suite of pedestal hand basin with cupboards below. Panelled bath with Redring shower unit. Part tiled walls. Radiator.

## **Exterior**

### **Front Garden**

Conifer hedge to front with path to front door. Laid to lawn. Leads round to

### **Side Garden**

Conifer hedge to side. Access to outside brick storage shed to side of house. Laid to lawn. Leads through to

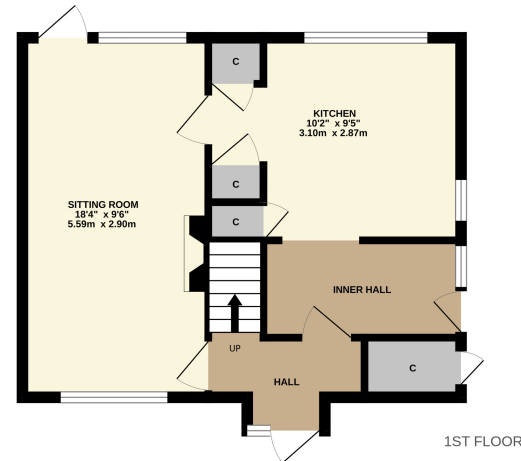
### **Rear Garden**

Patio garden. Storage shed.

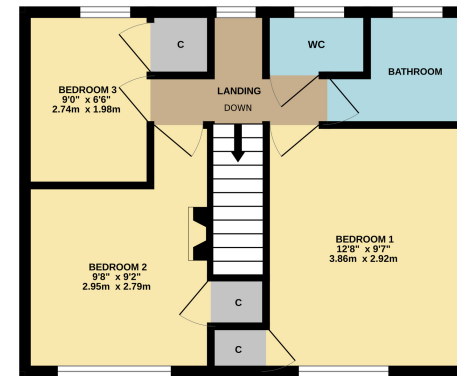




GROUND FLOOR



1ST 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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