



philip INDEPENDENT ESTATE AGENT jarvis

HORWOOD WAY



18 Horwood Way, Harrietsham, Kent. ME17 1FH.

£399,995 Freehold

Property Summary

"I really like the design of these three bedroom double fronted houses in Harrietsham". - Philip Jarvis, Director.

A modern three bedroom linked detached house found within one of the ever popular Crest Nicholson Developments in Harrietsham.

The accommodation is arranged with a dual aspect sitting room and separate kitchen/diner with doors onto the garden. There is also a cloakroom downstairs.

Upstairs there is a master bedroom with built in sliding door wardrobes and ensuite shower room. There are two further bedrooms and bathroom.

Outside there is a carport to one side of the house and an enclosed 25ft rear garden with patio.

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.

An internal viewing comes most recommended to full appreciate everything this property has to offer.

Features

- A Three Bedroom Detached House
- Sitting Room & Kitchen/Diner
- Ensuite to Bedroom One
- Enclosed Rear Garden
- Car Port & Driveway
- Popular Residential Area
- EPC Rating: B
- Council Tax Band E



Ground Floor

Hall

Stairs to first floor. Storage cupboard. Understairs cupboard.

Cloakroom

Double glazed frosted window to front. White suite of concealed low level WC, wall hung hand basin. Radiator. Tiled floor.

Sitting Room

14' 2" x 10' (4.32m x 3.05m) Double glazed window to front. Double glazed doors onto garden to rear. Two radiators.

Kitchen/Diner

15' max x 13' 10" max Angular shaped room (4.57m x 4.22m) Two double glazed windows to front. Double glazed doors onto garden. Range of contemporary base and wall units. Bosch stainless steel electric oven and gas hob with stainless steel splash back and extractor over. Stainless steel 1 1/2 bowl sink unit. Bosch dishwasher. Zanussi washing machine. Integrated fridge/freezer. Radiator.

First Floor

Landing

Double glazed window to rear. Access to loft. Cupboard housing boiler.

Bedroom One

10' 1" x 8' 10" to wardrobe door. (3.07m x 2.69m) Double glazed window to front. Radiator. Two sliding door wardrobe cupboards. Door to:

Ensuite Shower Room

Double glazed frosted window to rear. White suite of low level WC, pedestal hand basin and large fully tiled shower cubicle. Part tiled walls. Tiled floor. Chrome towel rail. Recess lighting.

Bedroom Two

13' 6" x 7' 8" Angular shaped room (4.11m x 2.34m) Two double glazed windows to front. Radiator.

Bedroom Three

11' 4" x 7' 0" Angular shaped room (3.45m x 2.13m) Double glazed window to rear. Radiator.

Bathroom

Double glazed frosted window to front. White suite of concealed low level WC, pedestal hand basin and panelled bath with shower unit. Part tiled walls. Tiled floor. Chrome towel rail.

Exterior

Front Garden

Small shingled area to front.

Rear Garden

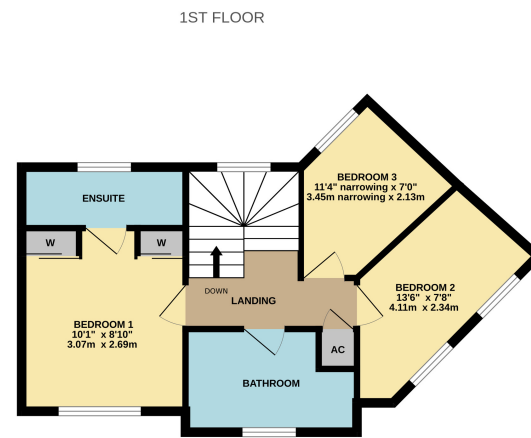
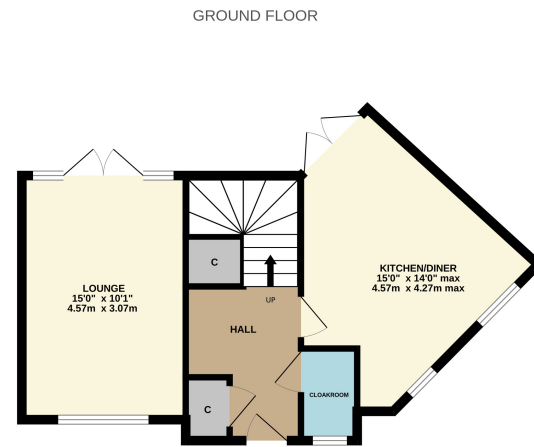
Enclosed garden. Laid to lawn with patio area. Garden shed. Side pedestrian access.

Car Port

Brick block driveway and car port to one side of the house.

Agents Note

1. There is a service charge at the property. We are awaiting from the vendor the exact figure of the charge.
2. There are solar panels fitted to the property.



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		
(81-91) B	86	87
(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	

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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