



philip INDEPENDENT
ESTATE AGENT
Jarvis



13 Parks Road, Harrietsham, Maidstone, Kent. ME17 1GR.

Guide Price £385,000 Freehold

Property Summary

"I love the well proportioned bedroom sizes and its situation on such a smart development." - Matthew Gilbert, Branch Partner.

****GUIDE PRICE OF £385,000-£395,000****

Available to the market this fantastic three bedroom semi detached home located in a popular development built approximately eight years ago by the reputable builder at Crest Nicholson.

The layout comprises of downstairs there is a fitted kitchen/dining room to the front of the house and a living room with double doors leading out onto the rear garden. In addition, there is a useful cloakroom downstairs.

Upstairs the master bedroom boasts two sets of built in wardrobe cupboards and an ensuite shower room. There are two further well proportioned bedrooms and family bathroom.

Externally there is a driveway to one side of the property with parking with two cars and an enclosed rear garden measuring 25ft by 20ft that enjoys a sunny aspect.

Harrietsham is a most popular village boasting a primary school, railway station, two shops and bistro restaurant/pub. The larger village of Lenham is only a short drive and there is good access to the M20 motorway with a route to London.

Please book a viewings to avoid disappointment.

Features

- Guide Price of £385,000-£395,000
- Living Room & Kitchen/Dining Room
- Ensuite To Master Bedroom
- Driveway To One Side Of Property
- Internal Viewing Recommended
- EPC Rating: B
- Three Bedroom Semi Detached House
- Downstairs Cloakroom
- Sunny Aspect Rear Garden
- Popular Village Location
- Council Tax Band D

Ground Floor

Entrance Door To

Hall

Stairs to first floor. Radiator. Amtico flooring.

Cloakroom

Double glazed frosted window to front. White concealed low level WC and wall mounted hand basin. Part tiled walls. Amtico flooring. Radiator.

Living Room

17' 10" x 12' 5" (5.44m x 3.78m) Double glazed French doors with full length double glazed window panels to rear. Two radiators. Amtico flooring. Storage cupboard. Tv & BT point.

Kitchen/Dining Room

14' 10" x 10' 6" (4.52m x 3.20m) Double glazed window to front. Range of contemporary base and wall units. Bosch electric oven. Electric hob with extractor above. Sink and drainer. Integrated fridge/freezer. Plumbing for washing machine and dishwasher. Amtico flooring. Radiator. Localised tiling.

First Floor

Landing

Double glazed window to side. Access to loft. Cupboard housing boiler and shelving.

Bedroom One

10' 4" x 10' 4" plus doorwell (3.15m x 3.15m) Double glazed window to rear. Two sets of single sliding doored wardrobe cupboards. Radiator. TV & BT point.

Ensuite Shower Room

White suite comprising of concealed low level WC, wall hung hand basin and large fully tiled shower cubicle. Chrome heated towel rail.

Downlighting. Extractor.

Bedroom Two

10' 4" x 9' 8" (3.15m x 2.95m) Double glazed window to front. Radiator.

Bedroom Three

10' 0" x 7' 1" (3.05m x 2.16m) Double glazed window to rear. Radiator.

Bathroom

Double glazed frosted window to front. White comprising of concealed low level WC, wall hung hand basin and panelled bath with shower attachment. Part tiled walls. Chrome heated towel rail. Amtico flooring.

Downlighting. Extractor.

Exterior

Front

Small slated border to front.

Parking

Driveway to one side of the house for two vehicles.

Rear Garden

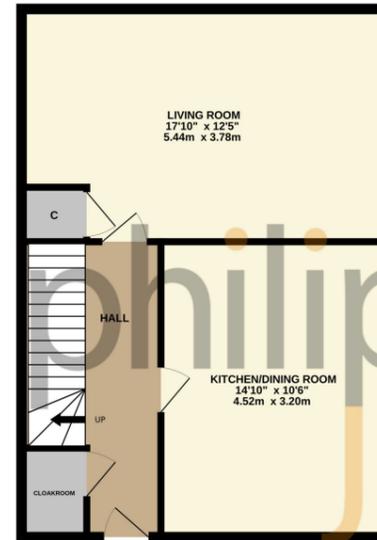
Approximately 25ft x 20ft. Sunny aspect. Laid to lawn with patio area. Garden shed. Side access. Outside tap.

Agents Note

The Development is subject to a management charge of £380.20(subject to change).



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	84	
(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 contract, 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.

