



philip INDEPENDENT
ESTATE AGENT
Jarvis



3 Southfields Way, Harrietsham, Kent. ME17 1GE.

£339,995 Freehold

Property Summary

"This great home is so well presented and I love the westerly facing rear garden". - Matthew Gilbert, Branch Manager.

Available to the market is this incredibly well proportioned three bedroom staggered terraced home located on a former Barrett Development within Harrietsham village.

Comprising to the ground floor of an entrance hall, kitchen/breakfast room, large lounge and cloakroom. To the first floor there is a master bedroom with ensuite shower, two further bedrooms and a family bathroom.

Externally there are landscaped gardens to the front and rear as well as allocated parking for two vehicles.

Added to this the property benefits from double glazing throughout as gas central heating.

Harrietsham is a very popular commuter village that is well positioned for the M20 which is found nearby as well as its own mainline railway station to London Victoria. There is also a church, primary school and various shops. Please book a viewing to avoid disappointment.

Features

- Three Bedroom Terraced House
- Ensuite To Master Bedroom
- Landscaped Front & Rear Gardens
- EPC Rating: B
- Well Presented Throughout
- Two Allocated Parking Spaces
- Builders Guarantee
- Council Tax Band B

Ground Floor

Front Door To:

Hall

Stairs to first floor. Wall mounted thermostat and alarm panel. Storage cupboard housing main alarm, consumer unit. BT point. Coat hooks and shelving. Radiator.

WC

Low level WC. Corner wash hand basin. Splash back tiles. Radiator. Extractor.

Kitchen/Breakfast Room

12' 2" x 8' 1" (3.72m x 2.46m) Double glazed window to front. Range of wall and base units. Space for white goods. Built in stainless steel sink with drainer. Electric oven with gas hob and extractor over. Radiator. Cupboard housing combination boiler.

Lounge/Diner

15' x 14' 7" (4.58m x 4.44m) Double glazed windows and French doors to rear. Radiators. TV, BT and satellite points. Large understairs storage cupboard.

First Floor

Landing

Smoke alarm. hatch to loft access. Radiator. Storage cupboard.

Bedroom One

12' x 8' 5" (3.65m x 2.57m) Double glazed window to rear. Radiator. Wall mounted thermostat.

Ensuite

Suite comprising of low level WC, wash band basin with splash black tiles, shower cubicle with tiled walls. Radiator. Shaver point. Extractor.

Bedroom Two

10' 3" x 8' 7" (3.12m x 2.61m) Double glazed window to front. Radiator.

Bedroom Three

8' 10" x 6' 3" (2.69m x 1.90m) Double glazed window to front. Radiator.

Bathroom

Double glazed frosted window to front. Radiator. Extractor. Suite comprising of low level WC, Wash band basin and panelled bath. Localised tiling.

Exterior

Front Garden

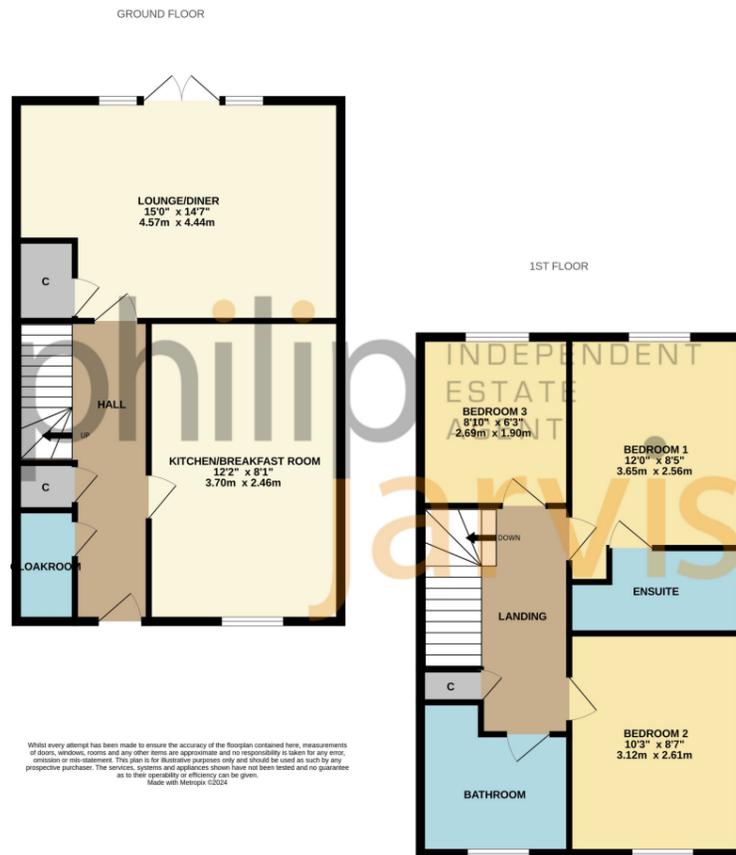
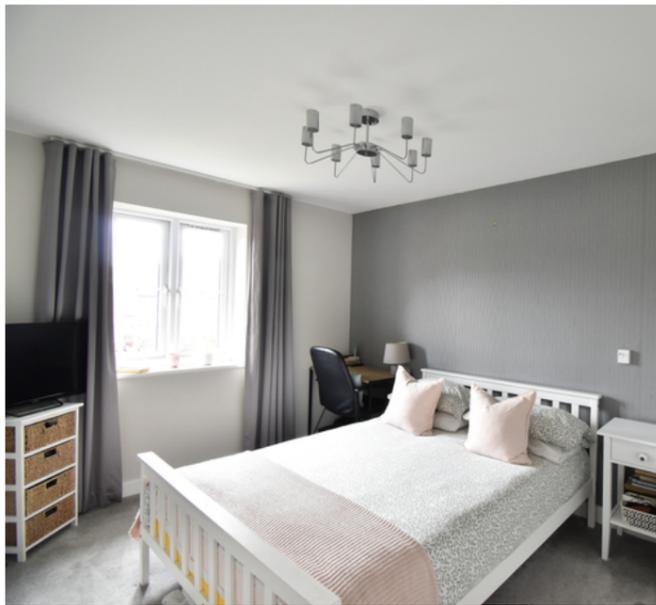
Pathway to front door. Shrubs to borders. Outside light. Paved area.

Parking

Allocated parking for two vehicles to the rear of the house.

Rear Garden

Mainly laid to lawn with shrubs and trees to border. Patio pathway to rear access. Separate decked area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(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 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.

