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## 11 Glebe Gardens, Lenham. ME17 2QA.

Offers in Excess of £350,000 Freehold

### Property Summary

"I have always loved the views from the rear of these houses on this side of Glebe Gardens, looking out over open countryside".  
- Philip Jarvis, Director.

There is no onward chain with this three bedroom semi detached house found in an ever popular and desirable cul-de-sac in Lenham. This house is ideal for someone looking to put their own mark on a property.

The property has just been redecorated and benefits from new carpets throughout. There is also a modern kitchen and bathroom.

Downstairs the accommodation is arranged with a through lounge/dining room, kitchen and cloakroom, while upstairs there are three bedrooms and bathroom.

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

The house is set back from the road with a long driveway leading to the garage. There is an enclosed rear garden that measures approximately 30ft and enjoys a sunny aspect.

Well positioned, the centre of Lenham is only a short walk. Lenham boasts a wide range of amenities and shops. There is also a primary and secondary school in the village along with a railway station providing access to London and Ashford International station. The M20 motorway is only a short drive away at Leeds.

### Features

- Three Bedroom Semi Detached House
- No Onward Chain
- Modern Kitchen & Bathroom
- Garage & Driveway To Side
- Set Back From The Cul-De-Sac
- Council Tax Band D
- Popular Residential Close
- Views To The Rear Over Open Countryside
- Recently Redecorated & New Carpet
- 30ft Sunny Aspect Garden
- EPC Rating: D

## **Ground Floor**

### **Double Glazed Entrance Door To:**

#### **Hall**

Stairs to first floor. Radiator. Understairs cupboard. Further cupboard to the front of the understairs cupboard. New carpet.

#### **Cloakroom**

Double glazed frosted window to side. Low level WC. Hand basin.

#### **Living/Dining Room**

19' 10" x 11' 6" narrowing to 9' 1" (6.05m x 3.51m) Double glazed window to front. Double glazed patio doors to rear. Two radiators. New carpet.

#### **Kitchen**

10' x 6' 11" (3.05m x 2.11m) Double glazed window to rear. Range of modern base and wall units. Stainless steel sink unit. Stainless steel electric oven with hob and extractor. Plumbing for washing machine. Understairs cupboard. Double glazed door to side. Radiator.

## **First Floor**

#### **Landing**

Double glazed frosted window to side. Access to loft. Airing cupboard housing Worcester boiler. New carpet.

## **Bedroom One**

11' 7" x 11' 2" (3.53m x 3.40m) Double glazed window to rear. Radiator. New carpet.

## **Bedroom Two**

11' 4" x 8' 6" (3.45m x 2.59m) Double glazed window to front. Radiator. New carpet.

## **Bedroom Three**

9' 0" x 7' 0" (2.74m x 2.13m) Double glazed window to rear. Radiator. New carpet.

## **Bathroom**

Double glazed frosted window to front. White suite of low level WC. Pedestal hand basin and panelled bath with shower attachment. Local tiling. Radiator.

## **Exterior**

### **Front Garden**

Laid to lawn with shrub beds.

### **Rear Garden**

Approximately 30ft in length. Laid mainly to lawn with patio area. Shrub beds. Conifer hedge to the bottom of garden. Pedestrian access to garage.

### **Garage**

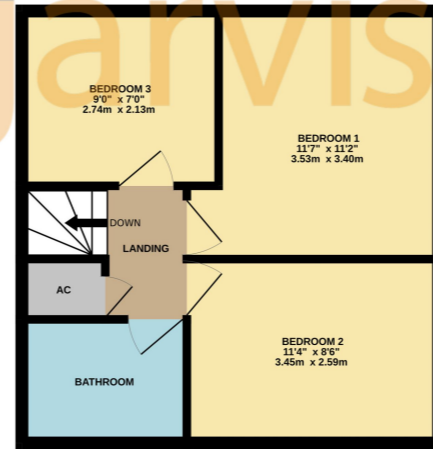
Up and over door. Window and door to side. Long driveway to the front of the garage.



GROUND FLOOR



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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+)	<b>A</b>		84
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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