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## The Stonechat Old Ham Lane, Lenham, Kent. ME17 2LR.

**£399,995 Freehold**

### Property Summary

"A prominent position for this great two bedroom home. A driveway and garage is such a great addition". - Matthew Gilbert, Branch Partner.

The newest unit to be launched on the Morella Woods development is The Stonechat (plot 2). A two bedroom semi detached property which is near completion. Available to the market at £399,995. there is also opportunity for various incentives from the developer.

This home features a driveway, garage, and EV charging point, with a range of optional upgrades available to discuss at the on-site marketing suite.

For reservations made by 31st March, buyers can benefit from an attractive 5% deposit contribution incentive. All homes at Morella Woods come with a 10-year NHBC warranty, including an initial two-year builder customer care warranty. Each property also benefits from solar panels.

### Features

- Morella Woods Development
- Downstairs WC
- Village Location
- Incentives Available
- Council Tax Band: TBC
- Two Bedroom Semi Detached House
- Driveway & Garage
- 10 Year NHBC Warranty
- EPC Rating: TBC

**Ground Floor**

**Hall**

**Kitchen**

13' 5" x 11' 8" (4.09m x 3.56m)

**Sitting /Dining Area**

15' 4" x 15' 1" (4.67m x 4.60m)

**Cloakroom**

**First Floor**

**Bedroom One**

15' 4" x 10' 7" (4.67m x 3.23m)

**Bedroom Two**

15' 4" x 10' 1" (4.67m x 3.07m)

**Bathroom**

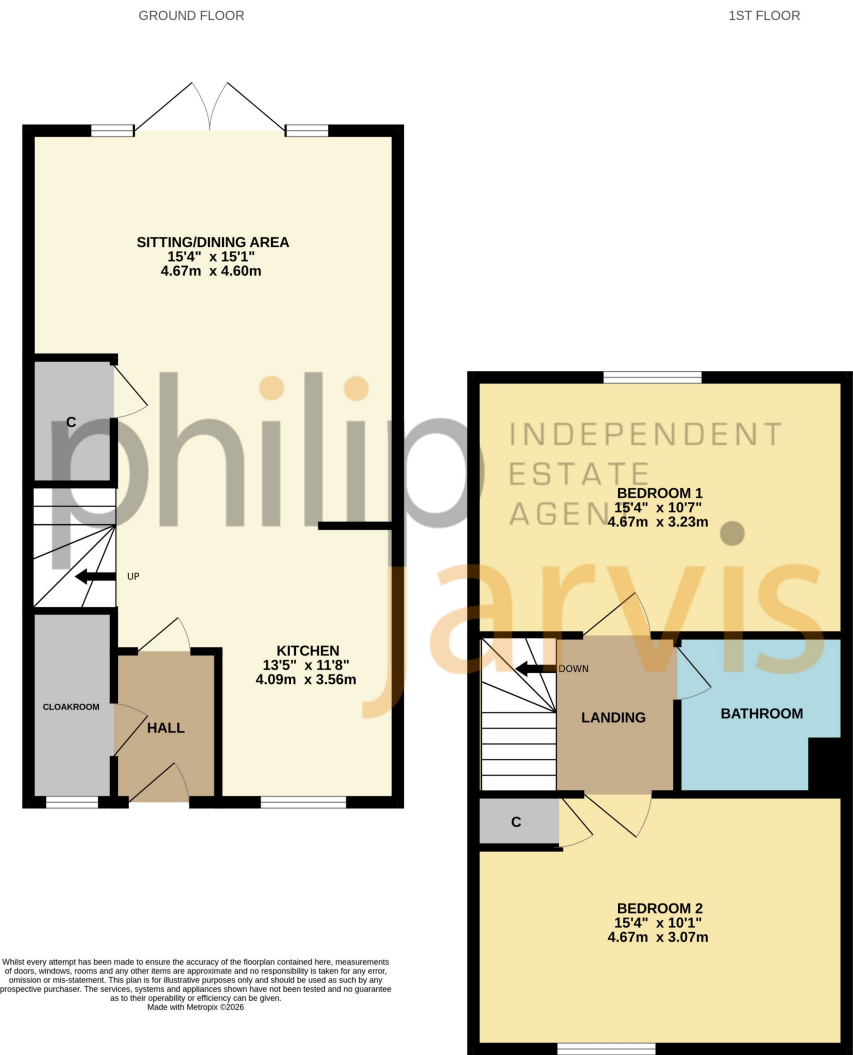
**Exterior**

**Front**

**Driveway & Single Garage**

**Rear Garden**





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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