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**39 West Street, Harrietsham, Kent. ME17 1HX.**

**£315,000 Freehold**

## Property Summary

"I love the features of these period homes. The bay window, wooden doors and beautiful fireplaces." - Sam Newman, Marketing Consultant.

Available to the market is this well presented two bedroom semi detached house found in the heart of Harrietsham village.

The accommodation to the ground floor is arranged to include a lounge with bay window and feature fireplace, dining room, kitchen and rear conservatory.

To the first floor are two good sized bedrooms. The main bedroom has triple built in wardrobes. The first floor concludes with a newly fitted family bathroom that includes a clawfoot bath.

Externally there is a front garden and side pedestrian access to the rear. The rear garden is approximately 100ft in length and is a balanced mix of patio, lawned and shingled areas. To the end of the garden is an area of raised beds, perfect for home growing fruit and vegetables.

Well positioned, the property is a short walk to the primary school, shops and post office. For commuting there are great links with the mainline station to London Victoria, again within walking distance and the M20 at junction eight only four miles away.

Arrange a viewing today to fully appreciate everything this home has to offer.

## Features

- Two Bedroom Semi-Detached House
- Central Village Location
- Newly Fitted Bathroom
- EPC Rating: TBC
- Period Features
- Two Reception Rooms
- Gas Central Heating
- Council Tax Band C

## **Ground Floor**

### **Front Door To Hall:**

Radiator. Wall mounted consumer unit. Tiled floor.

### **Lounge**

14' 10" x 11' (4.52m x 3.35m). Double glazed UPVC bay window to front. Radiator. Feature fireplace with surround. Wall mounted thermostat. TV point. Fitted carpet. Double folding wooden doors leading to

### **Dining Room**

13' 4" x 11' 4" (4.06m x 3.45m). Double glazed UPVC window to side and rear. Radiator. Storage cupboard. Built in storage unit. Wooden flooring. BT point.

### **Kitchen**

Double glazed window to side. Window to rear. Radiator. Range of wall and base units. one and half bowl sink unit. Integrated double oven. Separate hob with extractor over. Space for white goods. Partly tiled walls. Tiled flooring. Tiled worktops. Door to

### **Conservatory**

8' 2" x 8' 2" (2.49m x 2.49m) Double glazed window to side and rear. Plumbing for washing machine. Radiator. Double glazed sliding door to rear garden.

## **First Floor**

### **Landing**

UPVC double glazed window to side. Smoke alarm. Floorboards.

### **Bedroom One**

12' 9" x 11' 6" (3.89m x 3.51m). Two double glazed UPVC windows to front. Radiator. Built-in triple wardrobe. Fitted carpet.

### **Bedroom Two**

11' 4" x 7' 10" (3.45m x 2.39m). Double glazed UPVC window to rear. Radiator. Small storage cupboard. Fitted carpet.

### **Bathroom**

Obscured double glazed UPVC window to rear. Suite comprising of low level WC, wash hand basin and clawfoot bath with shower over and screen. Partly tiled. Radiator. Cupboard housing water tank and Worcester boiler. Heating controls. Vinyl flooring.

### **Exterior**

#### **Rear Garden**

Mature shrubs and plants laid to borders. Several different areas either shingled, laid to lawn or patio. Planters. Greenhouse to remain. Gate for side pedestrian access.

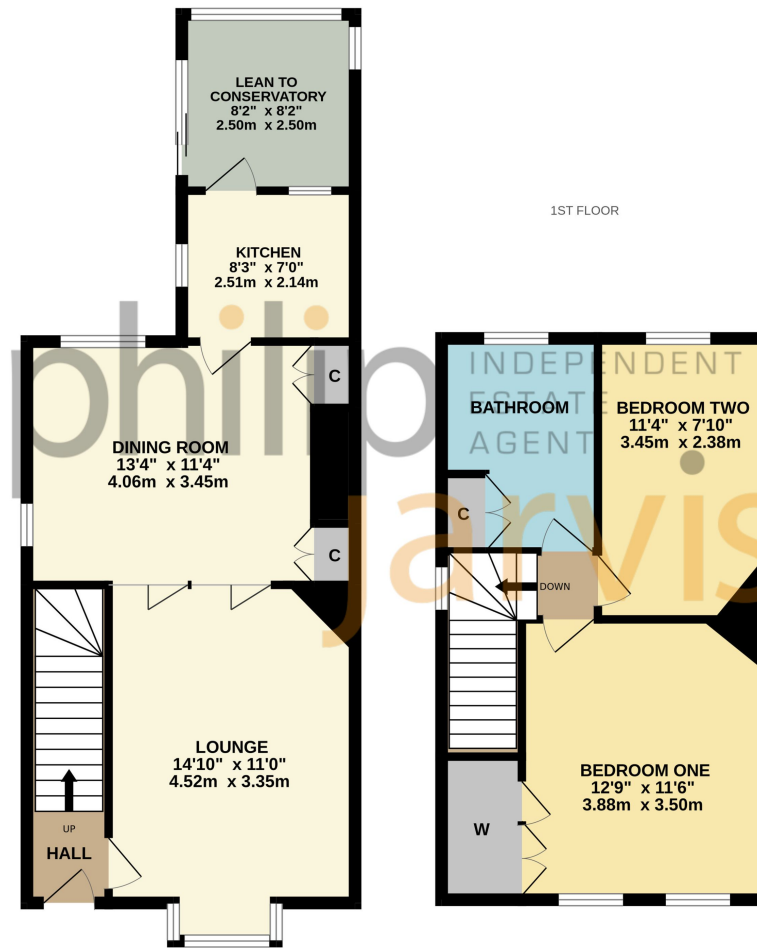
#### **Front Garden**

Plants and shrubs to front. Bricked path leading to front door and side access. Pickett fence and gate to front.





GROUND FLOOR



1ST FLOOR

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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