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**6 Bakers Yard, Harrietsham, Maidstone, Kent. ME17 1GD.**

**£375,000 Freehold**

## Property Summary

"I really like Bakers Yard in Harrietsham. Tucked away in the centre of the village within walking distance of the primary school and station". - Philip Jarvis, Director.

No onward chain with this modern three bedroom mews style house, found at the far end of the terrace. An early viewing comes most recommended.

Downstairs there is a living/dining room leading out onto the rear garden. To front is a fitted kitchen and there is also is a large hallway recess and cloakroom.

The main bedroom boasts an ensuite shower room and there are two further bedrooms and bathroom.

There is a parking area to the front plus a small private patio area and useful bike shed. The rear garden measures approximately 40ft and has a patio area.

Harrietsham is a popular village with two shops and gastro pub. There is also a primary school and railway station in the village. The larger village of Lenham is a short drive away and the county town of Maidstone is approximately five miles away.

## Features

- Modern Three Bedroom End Of Terrace House
- Fitted Kitchen
- Ensuite To Bedroom One
- Parking Area To The Front
- Village Location
- Council Tax Band D
- Living/Dining Room
- Downstairs Cloakroom
- 40ft Rear Garden
- No Onward Chain
- EPC Rating: B



## **Ground Floor**

### **Entrance Door To**

### **Hall**

Stairs to first floor. Understairs space. Storage cupboard. Useful recess area.

### **Cloakroom**

Double glazed window to side. White low level WC. Wall hung hand basin. Radiator. Extractor.

### **Living/Dining Area**

17' 10" narrowing to 14' 8" x 15' 5" (5.44m x 4.70m) Double glazed doors to rear garden. Double windows to rear. Radiator. Leads through to

### **Kitchen Area**

13' 8" x 8' 0" (4.17m x 2.44m) Double glazed window to front and side. Range of modern base and wall units. Stainless steel one and a half bowl sink unit. Electric oven and hob with stainless steel extractor over. Integrated dishwasher. Integrated fridge/freezer. Plumbing for washing machine. Worcester wall mounted central heating boiler. Downlighting.

## **First Floor**

### **Landing**

Access to loft. Cupboard with radiator and shelving.

### **Bedroom One**

15' 5" x 9' 6" narrowing to 8' 0" (4.70m x 2.90m) Double glazed window to front. Radiator. Door to

### **Ensuite Shower Room**

Double glazed frosted window to side. White suite of low level WC, vanity hand basin and large fully panelled shower cubicle. Chrome towel rail. Extractor.

### **Bedroom Two**

11' 9" x 8' 2" (3.58m x 2.49m) Double glazed window to rear. Radiator.

### **Bedroom Three**

11' 9" x 6' 10" (3.58m x 2.08m) Double glazed window to rear. Radiator.

### **Bathroom**

Double glazed frosted window to side. White suite of low level WC, vanity hand basin and panelled bath with separate shower unit. Part panelled walls. Extractor. Chrome towel rail.

## **Exterior**

### **Front**

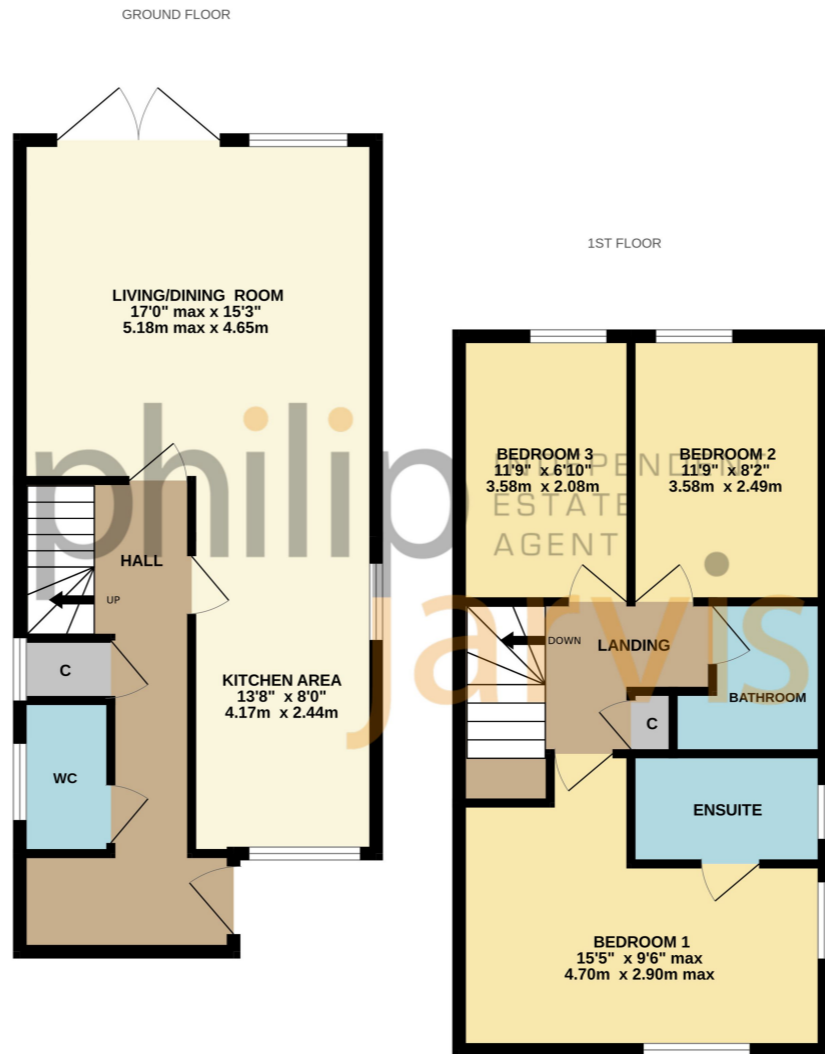
Area to front with shrub border. Path leading to small patio area and front door. Side access. Brick bike shed.

### **Rear Garden**

Approximately 40ft in length. Patio area. Laid to lawn.

### **Parking**

There is a brick block parking space to the front of the property with an additional space in front of it.



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>	
(81-91)	<b>B</b>	86 87
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(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 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.



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