



philip INDEPENDENT
ESTATE AGENT
Jarvis



6 Southfields Way, Harrietsham, Maidstone, Kent. ME17 1GE.

£399,950 Freehold

Property Summary

"The open plan kitchen/dining area really works well with the double doors leading onto the enclosed side garden".
- Philip Jarvis, Director.

A three bedroom double fronted end of terraced house found on this ever popular development in Harrietsham. Built approximately seven years ago this house has a modern and light feel and really needs to be viewed to be fully appreciated.

Downstairs there is a dual aspect sitting room and kitchen/dining area along with a cloakroom. Upstairs the main bedroom boasts an ensuite shower room and there are two further bedrooms and bathroom.

The side garden measures approximately 25ft in length. There is a brick wall to two sides. There is a patio and extensive decking area to the bottom of the garden and garden gates to both the side and rear. There are also three allocated parking spaces.

Harrietsham is a popular village boasting an excellent primary school, two shops, railway station and Gastro pub. The larger village of Lenham is only a short drive away and the county town of Maidstone and the M20 motorway are also easily accessed.

Features

- Three Bedroom Double Fronted End of Terraced House
- Open Plan Kitchen/Dining Area
- Ensuite To Master Bedroom
- Three Allocated Parking Spaces
- EPC Rating: B
- Dual Aspect Sitting Room
- Downstairs Cloakroom
- Attractive Walled Garden With Decking Area
- Walking Distance of Primary School & Station
- Council Tax Band D

Ground Floor

Double Glazed Entrance Door To

Hall

Stairs to first floor. Radiator. Vinyl plank floor.

Cloakroom

White suite of low level WC and pedestal hand basin. Radiator. Extractor. Vinyl plank flooring.

Sitting Room

16' 2" x 10' 5" (4.93m x 3.17m) Double glazed window to front. Two double glazed windows to side. Radiator with decorative cover.

Dining Area

12' 8" into bay x 8' 6" (3.86m x 2.59m) Double glazed window to front. Double glazed doors to side with full length double glazed windows to either side. Radiator. Vinyl plank flooring. Leads through to

Kitchen Area

13' 4" x 7' 3" (4.06m x 2.21m) Double glazed window to rear. Range of base and wall units. Stainless steel single bowl sink unit. Zanussi electric oven. Stainless steel four ring gas hob with extractor over. Plumbing for washing machine. Plumbing for dishwasher. Space for fridge/freezer. Cupboard housing Ideal gas central heating boiler. Boiler. Vinyl plank flooring. Large walk in cupboard.

First Floor

Landing

Radiator. Access to loft.

Bedroom One

12' 8" max narrowing to 9' 6" x 13' 9" max narrowing to 9' 9" (3.86m narrowing to 9' 6" x 4.19m narrowing to 2.97m) Double glazed window to front and side. Radiator. Door to

Ensuite Shower Room

Double glazed frosted window to front. White suite of low level WC, pedestal hand basin with cupboard underneath. Fully tiled shower cubicle. Radiator. Extractor.

Bedroom Two

12' 3" max x 10' 2" narrowing to 8' 4" (3.73m x 3.10m) Double glazed window to front and side. Radiator. Airing cupboard.

Bedroom Three

7' 3" x 6' 10" (2.21m x 2.08m) Double glazed window to side. Radiator. Laminate flooring.

Bathroom

Exterior

Front Garden

Shrub beds to front of the property with path to front door. Further shrub bed to one side of the house.

Side Garden

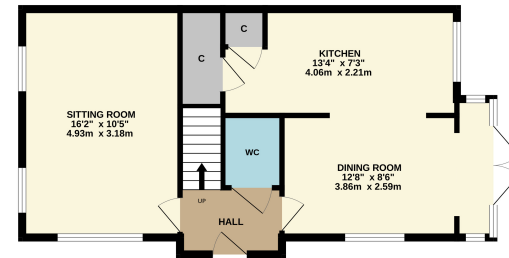
Approximately 25ft in length. Patio area. Path leading to extensive decking area. Gate to side and rear. brick wall to two side of the garden.

Parking

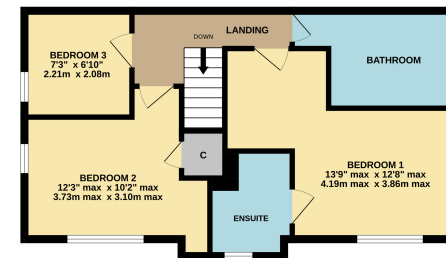
There are three allocated parking spaces with the property.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	96
(81-91)	B	
(69-80)	C	84
(55-68)	D	
(39-54)	E	84
(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.

