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## 7 Glebe Gardens, Lenham, Kent. ME17 2QA.

£395,000 Freehold

### Property Summary

"I love the location of this home. It is so close to the beautiful village square". - Matthew Gilbert, Branch Manager.

Available to the market with a complete forward chain is this extended three bedroom semi-detached house found in Glebe Gardens.

Found in one of the most favoured cul-de-sacs in Lenham an early viewing comes most recommended. Lenham is an incredibly popular village with a wide range of amenities and shops as well as a mainline station to London and great access to the M20 found at junction 8 nearby.

The house to the ground floor comprises of a large entrance porch, hallway, kitchen, lounge, dining area and cloakroom.

To the first floor there are three well proportioned bedrooms and a family bathroom.

Externally to the front there is ample off road parking for many vehicles with a gate offering side access.

To the rear there is a well proportioned 'L' shaped garden with beautiful countryside views.

### Features

- Extended Three Bedroom Semi-Detached House
- 17ft Well Fitted Kitchen
- Downstairs Cloakroom
- Views Over Open Farmland To Rear
- EPC Rating: C
- 19ft Living Room
- Well Presented Throughout
- Long Driveway To Side
- Cul-De-Sac Location
- Council Tax Band D

## **Ground Floor**

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

#### **Porch**

Double glazed window to front. Spot lights. Radiator.

#### **Hall**

Stairs to first floor. Small understairs space. Storage cupboard. Radiator. Thermostat.

#### **Cloakroom**

Double glazed frosted window to side. White low level WC. Vanity cupboard and sink. Splashback panels. Vinyl floor.

#### **Living Room**

19' 6" x 11' 7" narrowing to 9' 3" (5.951m x 3.534m) Double glazed window to front. Two radiators. BT point. Leads through to:

#### **Dining Room**

9' 3" x 8' 9" (2.825m x 2.659m) Double glazed sliding patio doors to rear. Radiator. Vinyl floor. Opening to

#### **Kitchen/Breakfast Room**

17' 2" x 10' narrowing to 7' (5.23m x 3.05m). "L" shaped room. Double glazed window to rear. Double glazed door to side. Range of base and wall units. One and a half bowl stainless steel sink unit. Leisure range with electric ovens and gas hob. Double extractor hood over. Space for microwave. Fridge/freezer to remain. Space for washing machine and dishwasher to remain. Storage cupboard. Radiator. Localised tiling. Vinyl flooring.

## **First Floor**

### **Landing**

Access to loft. Airing cupboard with storage space and water cylinder.

#### **Bedroom One**

11' 2" x 10' 4" (3.40m x 3.15m). Double glazed window to rear. Radiator.

#### **Bedroom Two**

11' 4" x 8' 7" (3.45m x 2.62m). Double glazed window to front. Radiator.

#### **Bedroom Three**

9' 2" x 7' 2" (2.79m x 2.18m). Double glazed window to rear. Radiator. BT point

#### **Bathroom**

Double glazed frosted window to front. White suite of low level WC, wall hung hand basin with storage under. Offset squared bath with separate shower unit. Radiator. Vinyl floor tiles. Splash back wall panels. Localised floor to ceiling.

### **Exterior**

#### **Front**

Slate decoration to one side.

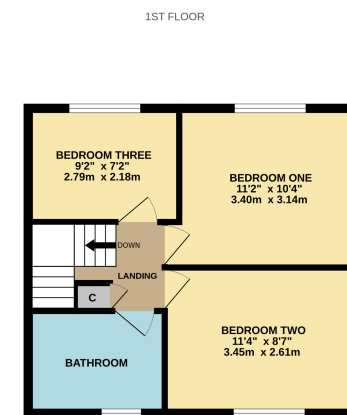
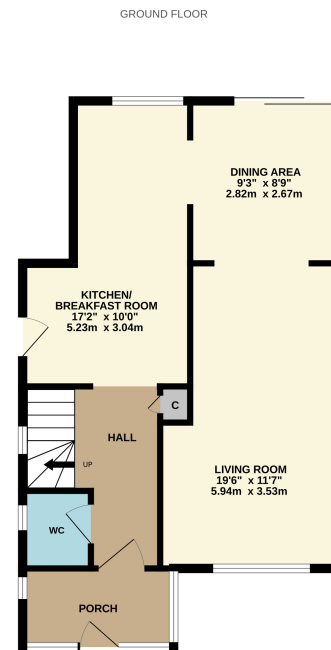
#### **Driveway**

Block paved driveway for numerous vehicles with double gates leading to

#### **Rear**

Southerly facing garden approximately 25ft in length. Artificial lawn with paved patio area. Garden bed feature with lights. Water tap.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, nooses 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 for any prospective purchase. The services, appliances and fixtures 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>	
(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

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.

