

Freehold £335,000

Southfields Way, Harrietsham, Maidstone, Kent ME17 1GE



- Two Storey, Three Bedroom, End of Terrace House
- Good-Sized Kitchen/Dining Room
- Very Good Energy Efficiency Rating
- Two Parking Spaces
- Approx. 926 Sqft Gross Internal Area
- Bathroom plus Downstairs WC
- Front and Rear Gardens
- Short Walk from Harrietsham Station

GENERAL DESCRIPTION

This smartly-presented property forms the end of a terrace and has a good-sized reception room which leads through to an attractive kitchen/dining room. A small rear hall provides access to a ground-floor cloakroom/WC as well as to the rear garden. Upstairs on the first floor, the full-width main bedroom offers a very pleasant view of the semi-rural surroundings. There are two further bedrooms and a stylish, naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The house comes with two allocated parking spaces and is also just a short walk from Harrietsham Station, which provides rail services between Ashford and London Victoria. The nearby primary school and local secondary school are both Ofsted-rated 'Good'.

Tenure: Freehold.

Estate Charge: £10.84 per month (subject to annual review).

Council Tax: Band D, Maidstone Borough Council.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

DIMENSIONS

GROUND FLOOR

Entrance Hall

Reception Room

14' 2" max. x 11' 6" max. (4.32m x 3.51m)

Kitchen / Dining Room

15' 5" x 10' 0" (4.70m x 3.05m)

Rear Hall

W.C.

5' 11" x 4' 9" (1.80m x 1.45m)

FIRST FLOOR

Landing

Bedroom 1

15' 1" max. x 9' 5" min. (4.60m x 2.87m)

Bathroom

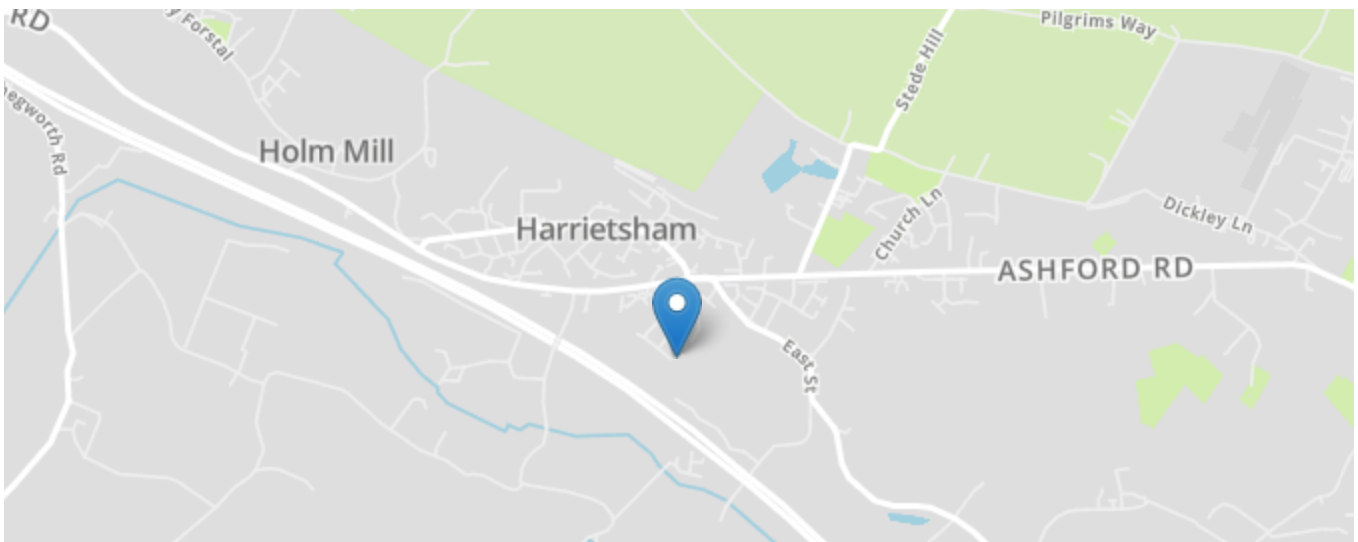
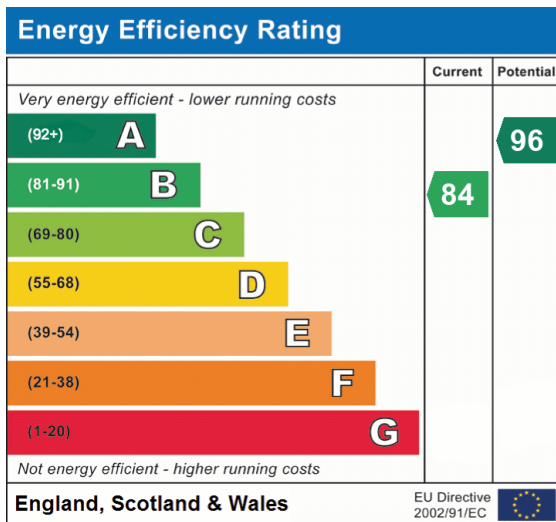
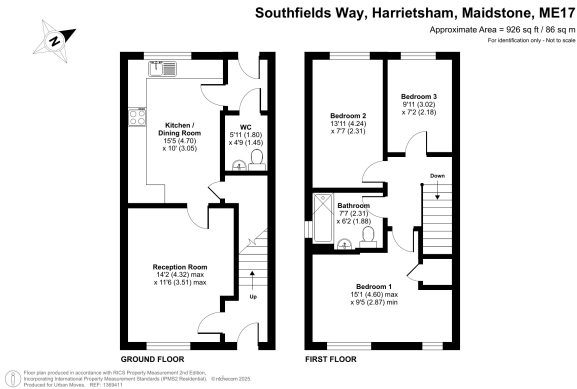
7' 7" max. x 6' 2" max. (2.31m x 1.88m)

Bedroom 2

13' 11" x 7' 7" (4.24m x 2.31m)

Bedroom 3

9' 11" x 7' 2" (3.02m x 2.18m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.