



philip
INDEPENDENT
ESTATE
AGENT
Jarvis



9 Young Lane, Harrietsham, Maidstone, Kent. ME17 1GT.

Guide Price £385,000 Freehold

Property Summary

"I was so impressed with the presentation of this three bedroom semi detached property, found within an ever popular development in Harrietsham". - Philip Jarvis, Director.

GUIDE PRICE - £385,000

A well designed three bedroom semi detached house built approximately seven years ago by Crest Nicholson Homes. This particularly well cared for property certainly warrants an early viewing.

Downstairs there is an attractive fitted kitchen/diner with attractive bay window to the front and a living room with double doors leading out onto the rear garden. There is also a useful cloakroom.

Upstairs the master bedroom boasts two sets of fitted wardrobes and an ensuite shower room. There are also two further well proportioned bedrooms and a modern bathroom.

There is a car port to one side of the house for two cars and an enclosed 25ft rear garden. Within the garden there is both a patio and decking area plus useful garden shed.

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 Semi Detached Home
- Popular Village Location
- Car Port To Side For Two Cars
- Well Decorated Throughout
- EPC Rating: B
- Ensuite To Master Bedroom With Fitted Wardrobes
- Kitchen/Diner & Living Room
- Enclosed 25ft Garden With Shed & Decking Area
- Desirable Residential Development
- Council Tax Band D

Ground Floor

Entrance Door To

Hall

Stairs to first floor. Amtico flooring. Radiator with decorative cover.

Cloakroom

Double glazed frosted window to front. Concealed low level WC. Wall hung hand basin. Local tiling. Radiator. Amtico flooring. Downlighting. Extractor.

Living Room

15' 2" x 14' 7" max (4.62m x 4.44m) Double glazed doors and double glazed window to rear. Storage cupboard. Radiator.

Kitchen/Diner

15' 4" plus bay x 8' (4.67m x 2.44m) Double glazed bay window to front. Range of base and wall units. Stainless steel one and a half bowl sink unit. Bosch electric oven and hob. Concealed extractor. Integrated fridge/freezer. Integrated dishwasher. Plumbing for washing machine. Amtico flooring. Radiator.

First Floor

Landing

Access to part boarded loft. Cupboard housing central heating boiler. Shelving.

Bedroom One

11' 3" plus doorwell x 8' 4" (3.43m x 2.54m) Double glazed window to rear. Radiator. Two sets of mirrored sliding doored double wardrobe cupboards.

Ensuite Shower Room

White suite of concealed low level WC, wall hung hand basin and large fully tiled shower cubicle. Part tiled walls. Extractor. Recess lighting. Tiled floor.

Bedroom Two

11' x 8' 4" (3.35m x 2.54m) Double glazed window to front. Mirrored doored sliding double wardrobe cupboard. Radiator.

Bedroom Three

10' x 6' 8" (3.05m x 2.03m) Double glazed window to rear. Radiator.

Bathroom

Double glazed frosted window to front. White suite of concealed low level WC, wall hung hand basin and panelled bath with shower attachment. Part tiled walls. Extractor. Recess lighting. Tiled floor.

Exterior

Front Garden

Border to front with hedging.

Rear Garden

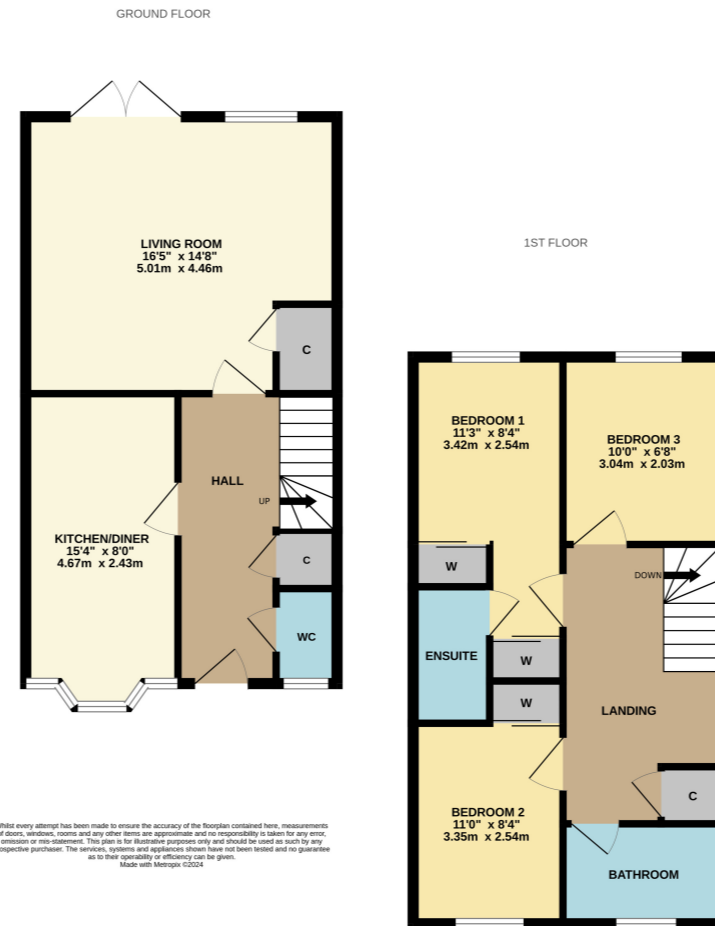
Approximately 25ft in length. Patio area. Laid mainly to lawn. Decking area to the bottom of the garden. Maturing raised beds. Gate to car port. Useful garden shed.

Car Port

There is a car port to one side of the property for two cars.

Agents Note

There is a service charge within the development. The current service charge (2024) is believed to be in the regions of £350.00 per annum.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 02/04

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 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.



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