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## 11 Seal Drive, Harrietsham, Maidstone, Kent. ME17 1GW.

Guide Price £550,000 Freehold

### Property Summary

"I think this is such a great family home. It is really well proportioned and is within walking distance to the village amenities". - Matthew Gilbert, Branch Manager.

Available to the market is this former Crest Nicholson executive four bedroom detached home. Located in the Chantry Green Development within the popular commuter village of Harrietsham. Presented to a very high standard this home has approximately five years left of its builders warranty and needs to be viewed at your earliest convenience.

This home comprises of a well proportioned entrance hall, large open plan kitchen/dining/ living room, utility, lounge and WC.

To the first floor there is a master bedroom with ensuite shower room as well as three further bedrooms and a family bathroom.

Externally to the front there is a large driveway leading to a single garage, whilst to the rear there is a smart landscaped garden and extensive remodelled patio area.

Added to all this the Chantry Green Development boasts open green spaces and a play park.

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 found close by.

### Features

- Executive Four Bedroom Detached Home
- Builders Warranty
- Garage & Driveway
- Utility Room
- EPC Rating: B
- Ensuite To Master Bedroom
- Village Location
- Well Presented
- Cul-De-Sac Location
- Council Tax Band F

## **Ground Floor**

### **Front Door To**

### **Hallway**

Stairs to first floor landing with cupboard underneath.

### **Kitchen/Dining/Living Space**

27' 6" x 11' 3" (8.372m x 3.435m ) Double glazed window to front. Double glazed bay window to side. Double glazed window to rear and double glazed French doors to rear access. Radiator. Wall and base units. Sink. Integrated fridge/freezer. Bosch double oven and electric hob with extractor over. Localised tiling.

### **Utility Room**

6' 5" x 5' 0" (1.962m x 1.536m) Cupboard housing boiler. Base cupboard under sink. Space for washing machine. Shelf. Double glazed door to rear access.

### **Lounge**

19' 8" x 11' 5" (5.984m x 3.478m) Double glazed bay window to front. Double glazed window and double glazed French doors to rear access. Coal effect gas fireplace with surround. BT and TV point.

### **Cloakroom**

Double glazed obscured window to front. Radiator. Low level WC and wash hand basin. Extractor.

## **First Floor**

### **Landing**

Hatch to loft access. Radiator. Cupboard housing water tank.

### **Bedroom One**

11' 5" x 11' 3" (3.490m x 3.419m) Double glazed window to rear. Built in double wardrobe. Radiator. BT & TV point. Thermostat.

### **Ensuite**

Double glazed obscured window to rear. Chrome heated towel rail. Suite comprising of low level WC, wash hand basin and large walk in shower cubicle. Localised tiling. Extractor.

### **Bedroom Two**

16' 11" x 9' 3" (5.156m x 2.825m) Double glazed window to side. Double glazed window to rear. Radiator.

### **Bedroom Three**

9' 11" x 7' 11" (3.026m x 2.401m) Double glazed window to front. Radiator.

### **Bedroom Four**

8' 3" x 8' 0" (2.51m x 2.43m) Double glazed window to front. Radiator.

### **Bathroom**

Double glazed obscured window to front. Chrome heated towel rail. Suite comprising of low level WC, wash hand basin, panelled bath with shower attachment and separate shower cubicle. Localised tiling and extractor.

### **Exterior**

#### **Front Garden**

Paved pathway to front door. Borders with shrubs and plants. Outside light. Side access.

#### **Rear Garden**

Mainly laid to lawn. Shrubs and trees to borders. Extended paved patio area. Tap. Outside power point. Outside light. Footpath with pergola to side access and pedestrian access to garage.

#### **Driveway**

Tandem driveway for at least two vehicles. Electric car charging point.

#### **Garage**

Up and over door. Power and light.

#### **Agents Note**

There is a management fee payable of £165.00 every six months.



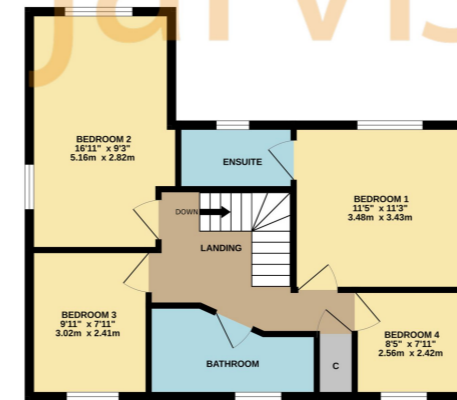


GROUND FLOOR



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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>	92
(81-91)	<b>B</b>	83
(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.

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