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**2 Tolhurst Way, Lenham, Kent. ME17 2BY.**

**£545,000 Freehold**

## Property Summary

"I can remember selling these properties from new. They were so popular, being attractive homes, so conveniently positioned for village life". - Philip Jarvis, Director.

A four bedroom link detached house found within the Tolhurst Way Development just off the Maidstone Road in Lenham.

This thoughtfully designed house was built by Akehurst Homes to a high standard approximately six years ago. Although a modern home it has blended so well into the village surroundings and an early viewing comes most recommended.

Downstairs the sitting room enjoys views over the garden and there is a well fitted kitchen/diner to the front of the house. There is also a useful cloakroom.

Upstairs there is a spacious landing leading to the four well proportioned bedrooms with the master bedroom having an ensuite shower room. There is also a family bathroom.

There is a raised and terraced patio area that leads to the main area of garden that runs to the side of the house. There are also two allocated brick block parking spaces to one side of the property.

Well positioned, the village square of Lenham is only two hundred metres away making the location particularly attractive. The village boasts a range of amenities to include a mix of shops, doctors surgery, dentist, two schools and railway station. The M20 motorway is found approximately five miles away at Leeds village.

The house is being sold with no onward chain.

## Features

- Four Bedroom Link Detached House
- Downstairs Cloakroom
- Attractive Garden Area
- Walk Distance To Village Centre
- No Onward Chain
- Council Tax Band E
- Sitting Room & Kitchen Diner
- Master Bedroom With Ensuite Shower Room
- Two Brick Block Parking Spaces
- Popular Modern Development
- EPC Rating: B

## **Ground Floor**

### **Entrance Door To:**

### **Hall**

Stairs to first floor. Radiator. Door to

### **Cloakroom**

White sanitary ware to include concealed low level wc and wall hung hand basin. Tiled floor. Splash back tiling. Radiator. Downlights. Extractor.

### **Sitting Room**

17' 4" x 14' 8" (5.28m x 4.47m) Double glazed doors and further double glazed window to rear. TV and telephone point. Radiator.

### **Kitchen/Dining Room**

18' 2" x 10' 2" (5.54m x 3.10m) Double glazed window to front and side. Contemporary designed kitchen of base and wall units. Composite 1 1/2 bowl sink unit. Bosch stainless steel electric oven and four ring gas hob with extractor over. Integrated dishwasher and integrated fridge/freezer. Space for washing machine. Worktops with splash backs. Cupboard housing gas central heating boiler. Under unit lighting. Downlights. Tiled floor. Radiator.

## **First Floor**

### **Landing**

Well proportioned airing cupboard with tubular heater. Access to loft.

### **Bedroom One**

16' 1" x 13' 1" max narrowing to 9' 0" (4.90m x 3.99m) Two double glazed windows to front and further double glazed window to rear. Double wardrobe cupboard. TV and telephone point. Radiator.

### **Ensuite Shower Room**

Double glazed frosted window to rear. White concealed low level WC and inset hand basin. Fully tiled large shower cubicle with shower unit. Chrome towel rail. Downlights. Extractor. Tiled floor. Partial tiling to walls. Illuminated mirror and shaver point.

### **Bedroom Two**

16' 1" x 13' 5" max (4.90m x 4.09m) Two double glazed windows to front. Radiator. TV and telephone point.

### **Bedroom Three**

16' 1" x 8' 10" (4.90m x 2.69m) Double glazed window to rear. Radiator. TV and telephone point.

### **Bedroom Four**

11' 10" x 7' 10" (3.61m x 2.39m) Double glazed window to rear. Radiator. TV and telephone point.

### **Bathroom**

Double glazed frosted window to side. White suite of concealed low level WC and inset hand basin. Panelled bath with shower unit, shower screen, chrome towel rail, downlights and extractor. Tiled floor. Partial wall tiling. Illuminated mirror and shaver point.

### **Exterior**

#### **Front**

Small area to front with mix of plants and shrubs.

#### **Rear Garden**

Raised patio area with railings and steps leading down to an area of lawn which then sweeps around to one side of the house. The main body of the garden is to the side and measures approximately 70ft in length. There is a variety of shrubs and plants in the garden. Garden shed.

#### **Parking**

There are two brick block allocated parking spaces found to one side of the property.

#### **Agents Note**

There is a service charge for the communal areas of the development. The cost is to be confirmed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	85	
(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	

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 contract, 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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