







# 2 Blackthorn Walk, Harrietsham, Maidstone, Kent. ME17 1FN. £375,000

## **Property Summary**

"This home is so well presented and the ground floor extension really opens up the living space". - Matthew Gilbert, Branch Manager.

Available to the market is this well positioned property located on the former Crest Nicholson Hollies Development in Harrietsham. This extended home is presented to an incredibly high standard and needs to be viewed at your earliest convenience.

The ground floor comprises of an entrance hall, lounge, extended kitchen with orangery, lounge and WC. To the first floor there is a master bedroom with built in wardrobes and ensuite shower room, two further bedrooms and a family bathroom.

Outside there is a driveway to the rear of the home as well as a smartly landscaped enclosed rear garden.

Added to this the property benefits from solar panels, double glazing and gas central heating.

Located in Harrietsham, this popular commuter villager offers an excellent primary school, local convenience shops and gastro pub. There is also a mainline railway station to London Victoria and easy access to the M20 via junction eight at Leeds Castle.

## **Features**

- Three Bedroom Extended Family Home
- Allocated Parking
- Popular Former Crest Nicholson Development
  Incredibly Well Presented
- EPC Rating: TBC

- Ensuite To Master Bedroom
- Enclosed Rear Garden
- · Council Tax Band D

#### **Ground Floor**

## **Front Door To**

#### Hall

Stairs to first floor landing with cupboard underneath. Radiator. Alarm panel. Storage cupboard.

#### Kitchen/Breakfast Room

15' 0" x 13' 10" (4.57m x 4.22m) Two double glazed windows to front. Double glazed French doors to rear. Range of base and wall units. Sink and drainer with boiling tap. Feature tall radiator. Integrated double oven with gas hob and extractor over. Dishwasher. Washing machine and fridge/freezer.

## **Orangery**

13' 1" x 12' 1" (3.99m x 3.68m) Double glazed windows to front, side and rear. Double glazed French doors to rear. Wall panel electric heater.

## Lounge

15' 1" x 10' 0" (4.60m x 3.05m) Double glazed window to front. Double glazed window to rear. Double glazed French doors to rear. TV & phone point.

## Cloakroom

Double glazed obscured window to front. Radiator. Concealed low level WC and wash hand basin with splash back tiling. Extractor.

## **First Floor**

## Landing

Double glazed window to rear. Cupboard housing Potterton gas boiler. Hatch to loft access.

#### **Bedroom One**

10' 9" x 10' 8" (3.28m x 3.25m) Double glazed window to front. Radiator. Two sets of built in wardrobes.

#### **Ensuite**

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

## **Bedroom Two**

15' 7" x 7' 9" (4.75m x 2.36m) Two double glazed windows to front. Radiator.

#### **Bedroom Three**

11' 3" x 6' 11" (3.43m x 2.11m) Double glazed window to rear. Radiator.

## **Bathroom**

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

## **Exterior**

## **Front**

Pathway to front door. Shingled area to front and both sides. Wooden bike shed to remain. Outside light.

## **Parking**

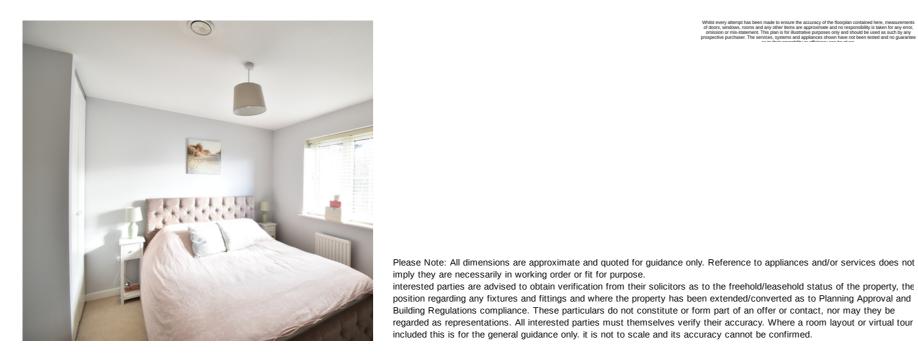
Driveway to two vehicles.

## Rear Garden

Mainly laid with artificial lawn. Paved patio area and pathway to rear access. External water tap. Outside plug socket. Outside lighting.









position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and

GUILD PROPERTY PROFESSIONALS arla regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour propertymark



