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## 9 Forge Meadow, HARRIETSHAM, Kent. ME17 1JE.

£325,000 Freehold

### Property Summary

"This will be the first time this property has changed ownership in over 60 years and I can see why, its a great family home". - Matthew Gilbert, Branch Manager.

Available to the market is this nicely presented home located in a tucked away cul-de-sac position in the centre of Harrietsham village.

The property is arranged to include a porch, kitchen/breakfast room and lounge/diner whilst to the first floor there are three bedrooms, wet room and separate WC.

Externally to the front there is a large block paved area with side access that leads to a courtyard style rear garden.

Located in the middle of Harrietsham village, Forge Meadow is within walking distance to all of the available amenities which include post office, public house convenience shops and a primary school. There is also a mainline railway station nearby and access to the M20 via junction 8 at Leeds Castle.

Offered to the market with no forward chain, this home really needs to be seen to avoid disappointment.

### Features

- Three Bedroom Semi-Detached House
- Village Centre Location
- Gas Central Heating
- Council Tax Band C
- Ground Floor Extension
- No Forward Chain
- EPC Rating: D

## **Ground Floor**

### **Front Door To**

### **Porch**

Double glazed sliding door to front. Double glazed window to both sides. Inner obscured window and separate door leading to

### **Hallway**

Stairs to first floor with stair lift. Radiator.

### **Kitchen/Breakfast Room**

Double glazed window to front, side and rear. Double glazed door to rear access. Extensive kitchen with large range of base and wall units. Breakfast bar area. Sink and drainer. Space for all white goods. Localised tiling. Serving hatch. Storage cupboard. Separate cupboard housing boiler and cupboard housing gas and electric meter. Fuse box. BT point. Radiator.

### **Lounge/Diner**

Double glazed bay window to front. Double glazed window to rear. Double glazed sliding doors to rear access. Two radiators. Tv point. Electric fireplace with surround. BT point.

## **First Floor**

### **Landing**

Double glazed window to rear.

## **Bedroom One**

Double glazed window to front and side. Radiator. Storage cupboard. Two sets of built in wardrobes and bedside cabinet. TV point.

## **Bedroom Two**

Double glazed window to front. Built in wardrobe. Hatch to loft access.

## **Bedroom Three**

Double glazed window to rear. Storage cupboard.

## **Wet Room**

Double glazed window to rear. Wash hand basin and shower area with electric Mira shower, shower curtain and pole. Wall heater. Extractor. Radiator. Fully tiled walls.

## **Exterior**

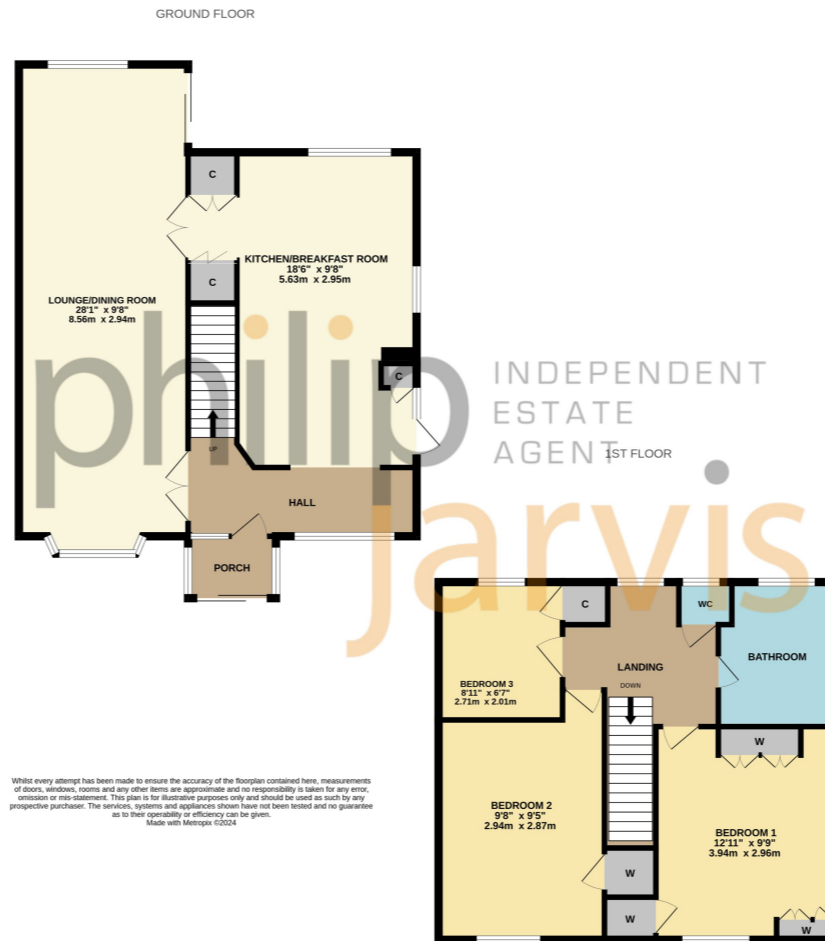
### **Front**

Brick brick block hard standing area. Paved patio area to on side. Shrubs and plants laid to borders. Side access. Outside light.

### **Rear Garden**

Paved patio to all borders. Raised brick beds to rear. Shed to remain. Outside tap. Side access. Outside lighting.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	86
(81-91)	<b>B</b>	
(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.

