



philip INDEPENDENT
ESTATE AGENT
Jarvis



66 Robins Avenue, Lenham, Kent. ME17 2HP.

£379,995 Freehold

Property Summary

"The location of this home is great. So close to the train station and local schools". - Matthew Gilbert, Branch Manager.

Book now to view this extended four bedroom semi detached home located in a popular residential area within Lenham village.

The accommodation to the ground floor comprises of an entrance hall, large open plan living, kitchen and lounge area with bifold doors and feature lantern windows, utility/WC room and fourth bedroom. To the first floor there are three bedrooms and a family bathroom.

Externally to the front there is a large parking area and side access to the rear garden which is lawned and has a decking area. There is also an impressive workshop.

Located in the village of Lenham this home is extremely well positioned to take advantage of the primary and secondary schools which are within walking distance as well as the village centre its wide range of amenities and facilities available. The mainline station to London and access to the M20 are found close by. Added to this the property is available to the market within no forward chain.

Features

- Four Bedroom Semi Detached Home
- Cul-De-Sac Position
- Garden Workshop
- No Forward Chain
- Council Tax Band D
- Extended
- Open Plan Living
- Village Location
- EPC Rating: D

Ground Floor

Front Door To

Hall

Double glazed window front. Feature wall radiator. Stairs to first floor.

Living Area

16' 4" x 12' 6" (4.98m x 3.81m) Double glazed window to front. Radiator. Small understairs cupboard. TV point. BT point.

Dining Area

15' x 13' 6" (4.57m x 4.11m) Double glazed bi-folding doors to rear. Feature double glazed lantern to roof. Feature radiator. Understairs cupboard. Storage cupboard.

Kitchen

14' 10" x 8' (4.52m x 2.44m) Double glazed window to rear. contemporary range of base and wall units. Composite 1 1/2 bowl grey sink unit. Stainless steel five ring gas hob with concealed extractor hood over. Bosch double electric oven. Further electric oven. Built in Hotpoint microwave. Space for American style fridge/freezer. Breakfast bar. Plumbing for washing machine. Space for tumble dryer. Space for dishwasher. Localised tiling.

Utility Room/WC

Double glazed window to side. Low level WC. Wash hand basin. Localised tiling. Wall cupboards.

Bedroom Four

11' 8" x 7' 2" (3.56m x 2.18m) Double glazed window to front. Radiator.

First Floor

Landing

Double glazed obscured window to side. Access to loft. Cupboard housing water tank.

Bedroom One

12' x 9' 10" (3.66m x 3.00m) Double glazed window to rear. Feature radiator. Air conditioning unit.

Bedroom Two

10' 2" x 8' 2" plus doorwell (3.10m x 2.49m) Double glazed window to front. Feature radiator.

Bedroom Three

7' 4" x 7' (2.24m x 2.13m) Double glazed window to front. Air conditioning unit.

Bathroom

Double glazed obscured window to rear. White suite of comprising of concealed low level WC, vanity hand basin and off set panelled bath, shower unit and retractable glass screen. Fully tiled walls. Chrome heated towel rail.

Exterior

Front Garden

Small shrub border. Outside light. Side access.

Driveway

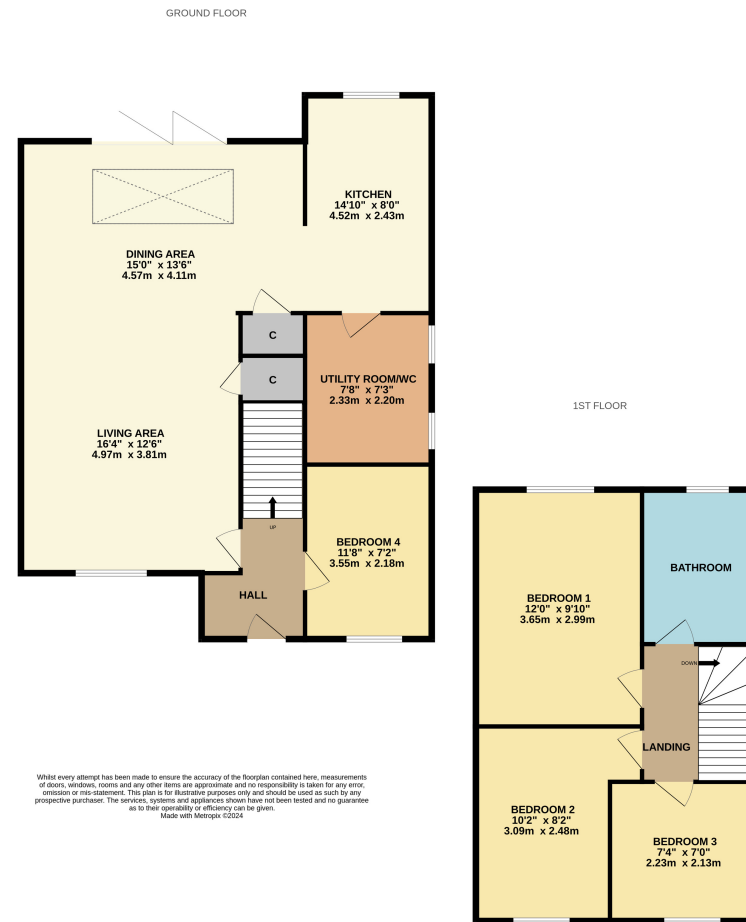
Long driveway and shingled parking area for multiple vehicles.

Rear Garden

Laid mainly to lawn with large decking area. Side access.

Workshop

Double glazed window to front. Power and light.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(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.



Viewing Strictly By Appointment With