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**20 St Welcumes Way, Harrietsham, Maidstone, Kent. ME17 1BD.**

**£315,000 Freehold**

## Property Summary

"The two ground floor extensions really add so much space, creating superb flexible accommodation". - Matthew Gilbert, Branch Manager.

Introducing to the open market for the very first time in over 60 years is this incredibly well presented three bedroom semi detached home located in a cul-de-sac position in the popular commuter village of Harrietsham.

This extended home comprises of an entrance hall, kitchen, lounge, dining room, inner hallway, utility room and cloakroom. To the first floor there are three good sized bedrooms all with a built in wardrobes as well as a family bathroom.

Externally there is a front garden, useful side patio and large rear garden that leads to a single garage.

Added to this the property benefits from double glazing and gas central heating. The property is also available with no forward chain.

Harrietsham is an excellent commuter village that boasts a gastro pub, primary school and shops. There is also a mainline railway station and easy access to the M20 found at junction 8. Please book a viewing without delay.

## Features

- Extended Three Bedroom Semi Detached Home
- Cul-De-Sac Location
- Garage
- Council Tax Band C
- Vacant Possession
- Downstairs WC
- Some Updating Required
- EPC Rating: D

## **Ground Floor**

### **Front Door To**

### **Hall**

Double glazed window to front. Stairs to first floor. Radiator. Cupboard housing consumer unit. BT point. Coat hooks.

### **Kitchen**

10' 6" x 9' 7" (3.20m x 2.92m) Double glazed window to rear. Larder. Cupboard housing water tank. Understairs storage. Internal window to side. Range of base and wall units. Sink and drainer. Space for cooker. breakfast bar area. Localised tiling. Extractor. Thermostat. Radiator.

### **Rear Hallway/Utility Room**

12' 4" x 6' 2" (3.76m x 1.88m) Double glazed door to front. Double glazed door to side. Double glazed window to side. Radiator. Plumbing for washing machine and tumble dryer. Wall and base units. Cupboard. Separate cupboard with double glazed window to front and wall mounted BAXI gas boiler.

### **Cloakroom**

Double glazed obscured window to rear. Radiator. Low level WC and wash hand basin with storage.

### **Lounge**

18' 6" x 9' 9" (5.64m x 2.97m) Double glazed window to front. Radiator. gas fireplace with surround. Wall lights. Bifold partition doors to

### **Dining Room**

13' 0" x 11' 0" (3.96m x 3.35m) Double glazed window to rear. Double glazed sliding doors to rear access. Radiator.

## **First Floor**

### **Landing**

Double glazed window to rear.

## **Bedroom One**

12' 10" x 10' 2" (3.91m x 3.10m) Double glazed window to front. Double glazed window to side. Radiator. Built in single wardrobe with hanging rail.

## **Bedroom Two**

9' 9" x 9' 7" (2.97m x 2.92m) Double glazed window to front. Radiator. Hatch to loft access. Built in single wardrobe with hanging rail.

## **Bedroom Three**

11' 8" x 11' 2" (3.56m x 3.40m) Double glazed window to rear. Radiator. Single wardrobe with hanging rail.

## **Bathroom**

Two double glazed obscured windows to rear. Tiled walls. Radiator. Suite comprising of low level WC, wash hand basin and panelled bath with retractable glass screen and shower attachment.

## **Exterior**

### **Front**

Two large areas laid to lawn with hedging. Concrete pathway leading to front door and side access.

### **Side Garden**

Paved patio area. Raised brick bed. Small wood shed. Side access to

### **Rear Garden**

Mainly laid to lawn. Trees to borders. Paved patio pathway leading to rear access.

### **Single Garage**

Up and over door.



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>	81
(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

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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