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8 Foord Road, Lenham, Maidstone, Kent. ME17 2QN.

£299,995 Freehold

## Property Summary

"I think there is huge potential here to really put your stamp on this home". -Matthew Gilbert, Branch Manager.

Available to the market for the very first time since this property was built in the late 1950's is this incredibly well proportioned three bedroom end of terraced home. Located within walking distance to the beautiful village square of Lenham there really is a lot to admire.

The property consists of an entrance hall, kitchen, side lobby, lounge and WC. To the first floor there are three bedrooms and a wet room with a separate toilet.

Externally there are both front and rear gardens and a useful driveway.

There are some considerable benefits to this home which include modern UPVC windows and an upgraded central heating system as well as the advantage of being offered with no forward chain.

Lenham itself is an incredibly well served village with its popular medieval square. There are a range of shops and restaurants as well as public houses, doctors and schooling. There are also exceptional commuter links with access to the M20 found nearby and a mainline railway station to London Victoria.

To not miss out on this great opportunity please book a viewing without delay.

## Features

- Three Bedroom End Of Terraced Home
- Updated Central Heating
- Cul-De-Sac Position
- Council Tax Band C
- UPVC Double Glazing
- Modernisation Required
- No Forward Chain
- EPC Rating: D

## **Ground Floor**

### **Front Door To**

### **Hall**

Double glazed door to front. Two double glazed windows to front. Coat hooks. Shelf. Door to first floor. BT point.

### **Inner Hall**

Double glazed window to side. Double glazed door to side access. Consumer unit. Radiator. Coat hooks.

### **WC**

Double glazed obscured window to front. Radiator. Corner hand basin with localised splash back tiling and low level WC.

### **Kitchen**

Double glazed window to side and rear. Wall and base units. Sink and drainer. Wall mounted thermostat. Understairs cupboard. Two full height storage cupboards. Radiator. Space for washing machine, Fridge/freezer and gas cooker.

### **Lounge**

Double glazed window to front. Double glazed door to rear. Double glazed window to rear. Two radiators. Gas fireplace with surround. Picture rail.

## **First Floor**

### **Landing**

Double glazed window to rear.

## **Bedroom One**

Double glazed window to front. Double glazed window to side. Radiator. Built in wardrobe with shelf and rail.

## **Bedroom Two**

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

## **Bedroom Three**

Double glazed window to rear. Radiator. Cupboard housing combination boiler and radiator.

### **WC**

Double glazed obscured window to rear. High level WC.

### **Wet Room**

Double glazed window to rear. Radiator. Wash hand basin, electric power shower with curtains. Radiator and seat. Localised tiling.

## **Exterior**

### **Front Garden**

Mainly laid to lawn. Bushes to front border with plants to side borders. Side access. Outside light.

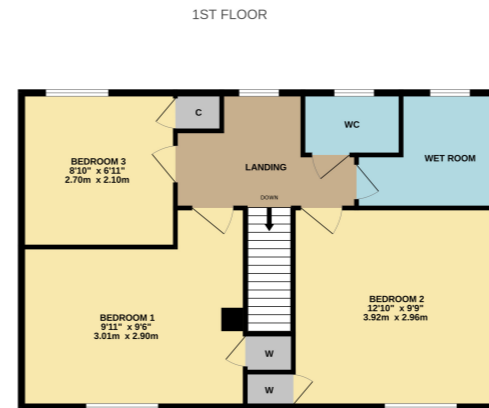
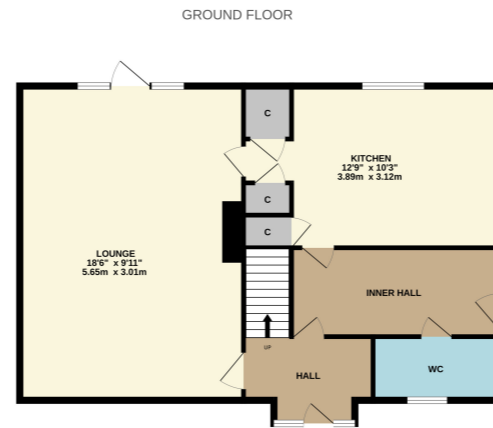
### **Rear Garden**

Mainly laid to lawn. Shrubs, plants and trees to borders. Paved pathway leading to shed with water butt to remain. Shingled area. Greenhouse. Side access.

### **Parking**

Block paved parking for several vehicles.





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>		<b>84</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</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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