



philip INDEPENDENT  
ESTATE AGENT  
Jarvis



**5 Chippendayle Drive, Harrietsham, Maidstone, Kent. ME17 1AD.**

**£375,000 Freehold**

## Property Summary

"It is not often we are instructed to sell a house where I feel I could move straight into it. The current owners have meticulously developed this property into a most comfortable house with a real modern twist". - Philip Jarvis, Director.

A three bedroom semi detached home found in an ever popular development in Harrietsham. Tucked away within a small cul-de-sac of five houses, an early viewing comes most recommended.

Downstairs the accommodation is arranged to include a large through reception area creating both a sitting and dining room space. From the dining room there is an opening through to the modern well equipped kitchen/breakfast room. The majority of the original garage space has been incorporated into the kitchen/breakfast room making an ideal family area. There is also a cloakroom off the hallway.

Upstairs the main bedroom boasts an ensuite shower room. There are also two further bedrooms and a contemporary bathroom. In our opinion the property is presented to a very high standard.

Outside there is a driveway for one car and an enclosed rear garden with both a patio and private decking area. There is also a most useful wooden chalet ideal for a work space, hobbies room or just for relaxing in.

Harrietsham is a popular village boasting an excellent primary school, two shops, railway station and gastro pub. The larger village of Lenham is only a short drive away and the county town of Maidstone and the M20 motorway are also easily accessed.

## Features

- Well Presented Three Bedroom Semi Detached Home
- Two Reception Areas
- Downstairs Cloakroom
- Two Further Bedrooms & Bathroom
- Enclosed Rear Garden with Chalet
- EPC Rating: D
- Tucked Away Cul-De-Sac Position
- Well Fitted & Equipped Kitchen/Breakfast Room
- Ensuite To Bedroom One
- Driveway to Side of Home for One Car
- Popular Village Location
- Council Tax Band D

## **Ground Floor**

### **Entrance Door To**

### **Hall**

Stairs to first floor. Understairs cupboard. Radiator. Antique oak effect flooring.

### **Cloakroom**

Double glazed frosted window to front. White low level WC. Rectangular vanity hand basin. Chrome towel rail. Antique oak effect flooring.

### **Sitting Room Area**

13' 3" x 9' 10" (4.04m x 3.00m) Double glazed square bay window to front. Radiator. Antique oak effect flooring. Leads through to

### **Dining Area**

11' 2" x 8' 3" (3.40m x 2.51m) Double glazed patio doors to rear. Radiator. Antique oak effect floor.

### **Kitchen/Breakfast Room**

16' 10" narrowing to 7' 6" x 11' 9" narrowing to 7' 4" (5.13m x 2.29m) (3.58m x 2.24m) 'L' shaped room. The kitchen has been extended incorporating what was a large part of the garage. Double glazed window to rear. Double glazed door to rear. Extensive range of base and wall units. Granite composite one and a half bowl sink unit. Varnished solid oak wood worktops. Neff electric oven. Neff induction hob with concealed extractor over. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Wine cooler. Vertical feature radiator. Breakfast bar area. Downlighting. Door to what was the rear of the garage now providing a storage area.

## **First Floor**

### **Landing**

Double glazed window to side. Airing cupboard. Access to loft.

## **Bedroom One**

10' 11" x 9' 7" (3.33m x 2.92m) Double glazed window to rear. Radiator. Storage cupboards to one wall. Door to

### **Ensuite**

White suite of low level WC, pedestal hand basin and fully tiled shower cubicle. Radiator. Part tiled walls. Extractor.

## **Bedroom Two**

10' 6" max x 9' 6" max (3.20m x 2.90m) Double glazed window to front. Radiator.

## **Bedroom Three**

7' 11" x 6' 7" (2.41m x 2.01m) Double glazed window to rear. Radiator.

## **Bathroom**

Double glazed frosted window to front. Contemporary suite of low level WC, rectangular vanity hand basin and panelled bath with shower attachment. Partially tiled walls. Downlighting. Extractor.

## **Exterior**

### **Front**

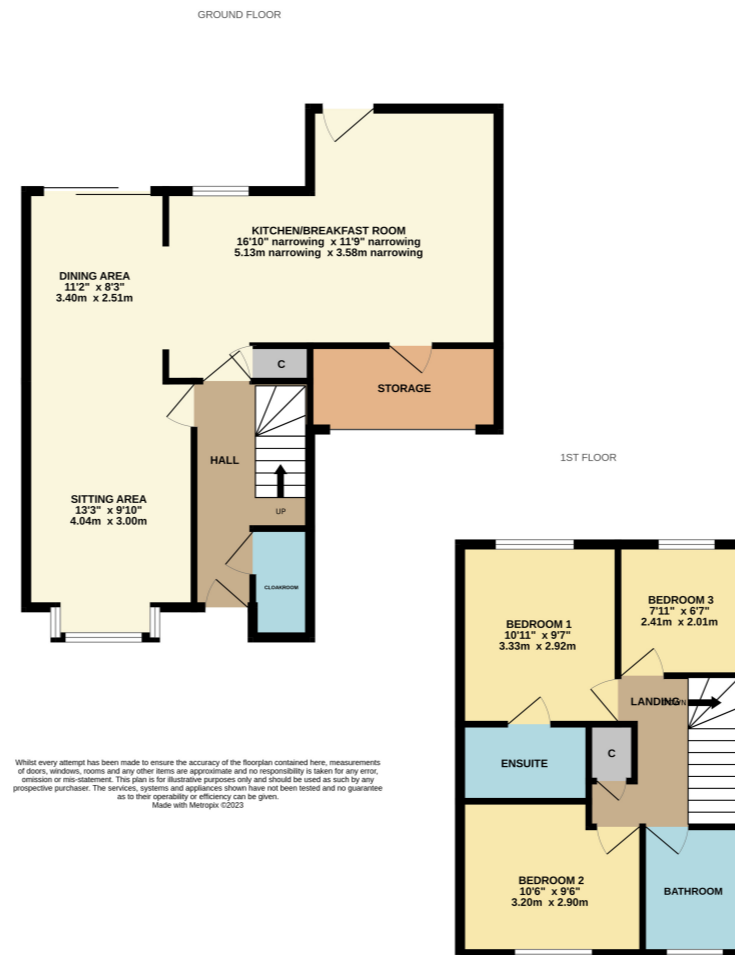
Area of slate leading to front door.

### **Parking**

There is one parking space to the side of the property.

### **Rear Garden**

Approximately 35ft x 25ft. Patio leading to area of artificial grass. There is also then a decking area with power and garden chalet. There are also shrubs and raised beds. The chalet measures 12ft x 9ft. This is a most useful space and would make an excellent home office space or hobbies room.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	82
(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 contract, 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.

