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**1 Harrison Drive, Harrietsham, Maidstone, Kent. ME17 1BZ.**

**£699,995 Freehold**

## Property Summary

**"This executive home is so well presented and offers so much space throughout. Also having three reception rooms really sets this home apart from others available on the market" - Matthew Gilbert, Branch Manager.**

Presenting to the market this former Berkley Home that offers five bedrooms, three reception rooms and a double garage. Situated on the edge of a cul-de-sac in Harrietsham village, this property should be viewed at your earliest convenience.

The property consists of large entrance hall, lounge, kitchen with utility room, dining room, study and cloakroom. To the first floor there is a master bedrooms boasting built in wardrobes and ensuite bathroom. There are four further double bedroom and a family shower room.

Externally to the front there is a well proportioned garden area, driveway for two cars leading to a double garage, whilst to the rear there is a private garden.

Harrietsham is a popular village which offers a doctors surgery, convenience shops, public house and primary school. There is also a mainline railway to London Victoria as well as great access to the M20 via junction 8 for Leeds Castle. The villages of Bearsted and Lenham both offer a wide range of amenities which can be found nearby.

## Features

- Large Detached Executive Family Home
- Popular Cul-De-Sac Location
- Ensuite To Master Bedroom
- Utility Room
- Council Tax Band G
- Five Bedrooms
- No Forward Chain
- Double Garage
- Three Reception Rooms
- EPC Rating: D

## **Ground Floor**

### **Front Door To**

### **Hall**

Double glazed window to front. Stairs to first floor. Radiator. Smoke alarm. Thermostat.

### **Kitchen**

Double glazed window to rear. Double glazed French doors to rear. Range of base and wall units. Sink and drainer. Double electric oven with gas hob and extractor over. Underfloor heating. Wall lights. Dishwasher. TV point .

### **Utility Room**

Double glazed window to rear. Double glazed door to rear access. Wall and base units. Sink with drainer. Space for white goods. Extractor. Door to garage. Wall mounted boiler.

### **Dining Room**

Double glazed window to rear. Radiator.

### **Lounge**

Double glazed window to front. Double glazed window and French doors to rear. Two radiators. TV point & BT point. Feature gas fireplace.

### **Study**

Double glazed window to front. Radiator. BT point.

### **Cloakroom**

Double glazed obscured window to side. Half tiled walls. Low level WC and wash and basin. Radiator.

## **First Floor**

### **Landing**

Hatch to loft access. Storage cupboard housing water tank. Radiator.

## **Bedroom One**

Double glazed window to rear. Radiator. Two sets of double wardrobes. Door o

### **Ensuite**

Double glazed obscured window to front. Radiator. Extractor. Suite comprising of low level WC, wash hand basin and panelled bath with shower attachment. Tiled walls.

### **Bedroom Two**

Double glazed window to front. Radiator. Built in double wardrobes.

### **Bedroom Three**

Double glazed window to rear. Radiator.

### **Bedroom Four**

Double glazed window to rear. Radiator.

### **Bedroom Five**

Double glazed window to front. Radiator.

### **Shower Room**

Double glazed obscured window to front. Chrome heated towel rail. Fully tiled walls. Suite comprising of low level WC, wash hand basin and walk in shower cubicle.

## **Exterior**

### **Front Garden**

Area laid to lawn. Foot path leading to front door. Shrubs and trees to borders. Side access.

### **Parking**

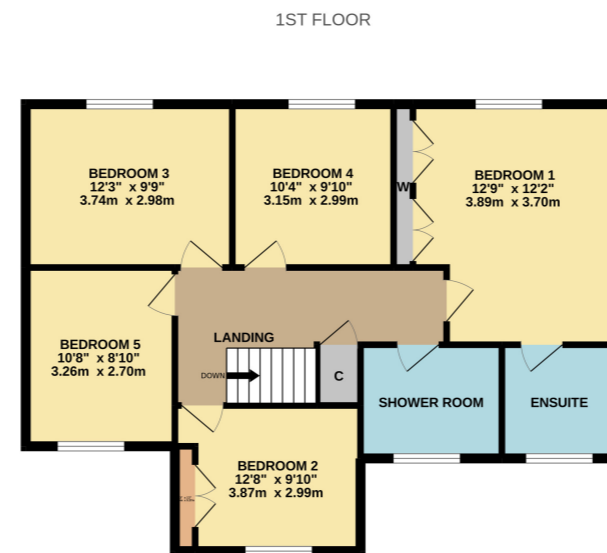
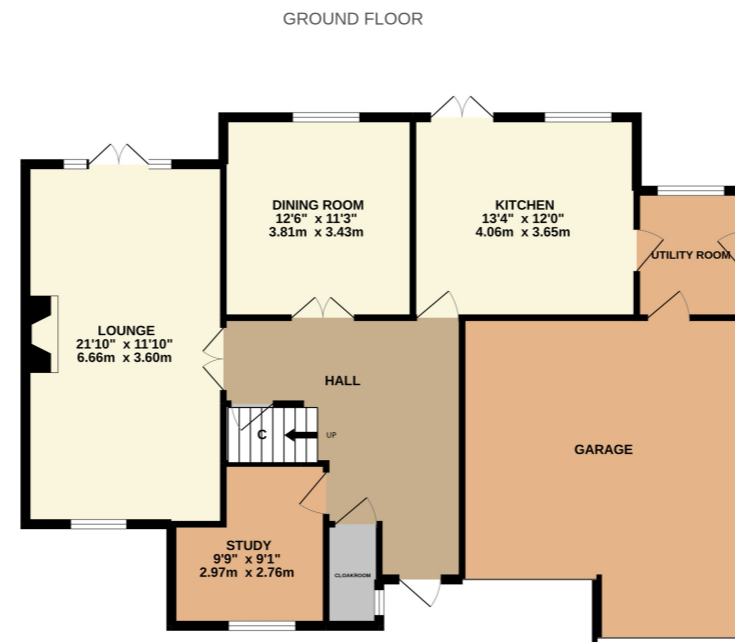
Driveway for two vehicles.

### **Double Garage**

Double garage with power, light and up and over door. Internal door to utility room.

### **Rear Garden**

Mainly laid to lawn. Shrubs and trees to borders. Paved patio area. Side access.



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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	65	
(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.

