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FOR SALE

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**17 West Street, Harrietsham, Maidstone, Kent. ME17 1JD.**

**£335,000 Freehold**

## **Property Summary**

**"I really like West Street in Harrietsham and this recently refurbished house does not disappoint". - Philip Jarvis, Director.**

No onward chain with this three bedroom terraced house found in the centre of Harrietsham.

The property has just been refurbished to include a new kitchen and bathroom. In addition to being redecorated, there is new flooring, gas central heating boiler and double glazing.

There is an attractive 60ft garden with a sunny aspect that leads to a parking area. In addition there is also a garage in a nearby block.

Well positioned, the local primary school and railway station are only a short walk away. The large village of Lenham is approximately two miles away and there is good access to the M20 motorway at Leeds.

An early viewing comes most recommended to fully appreciate everything this house has to offer.

## **Features**

- Three Bedroom Terraced Property
- New Kitchen & Bathroom
- Popular Village Location
- Rewired Throughout
- No Onward Chain
- Council Tax Band D
- Newly Renovated Throughout
- New Double Glazing & Boiler
- 60ft Rear Garden
- Garage & Driveway Area
- Walking Distance of Railway Station & Primary School
- EPC Rating: C

## **Ground Floor**

### **Entrance Door To**

### **Hall**

Double glazed frosted window to front. Stairs to first floor. Radiator. Wood effect laminate flooring. Understairs cupboard.

### **Living Room**

15' 8" x 11' 10" (4.78m x 3.61m) Double glazed window to rear. Double glazed door to rear. Radiator.

### **Kitchen**

10' 10" x 9' 6" (3.30m x 2.90m) Double glazed window to front. Range of modern base and wall units. Stainless steel sink unit. Electric oven and hob with extractor over. Washing machine. Radiator. Wood effect laminate flooring. Larder cupboard. Space for fridge/freezer.

## **First Floor**

### **Landing**

Hatch to loft (Loft has been insulated).

### **Bedroom One**

9' 8" x 9' 0" (2.95m x 2.74m) Double glazed window to front. Radiator. Two storage cupboards.

### **Bedroom Two**

11' 10" x 8' 3" (3.61m x 2.51m) Double glazed window to rear. Radiator.

### **Bedroom Three**

8' 2" x 7' 2" (2.49m x 2.18m) Double glazed window to rear. Radiator.

### **Bathroom**

Double glazed frosted window to front. White suite of low level WC, pedestal hand basin and panelled bath with separate shower unit. Part tiled walls. Radiator.

## **Exterior**

### **Front Garden**

Laid to lawn. Path to front door. Shrub beds. Small wall to front.

### **Rear Garden**

Approximately 60ft in length. Decking area. Laid to lawn. Gate to parking area.

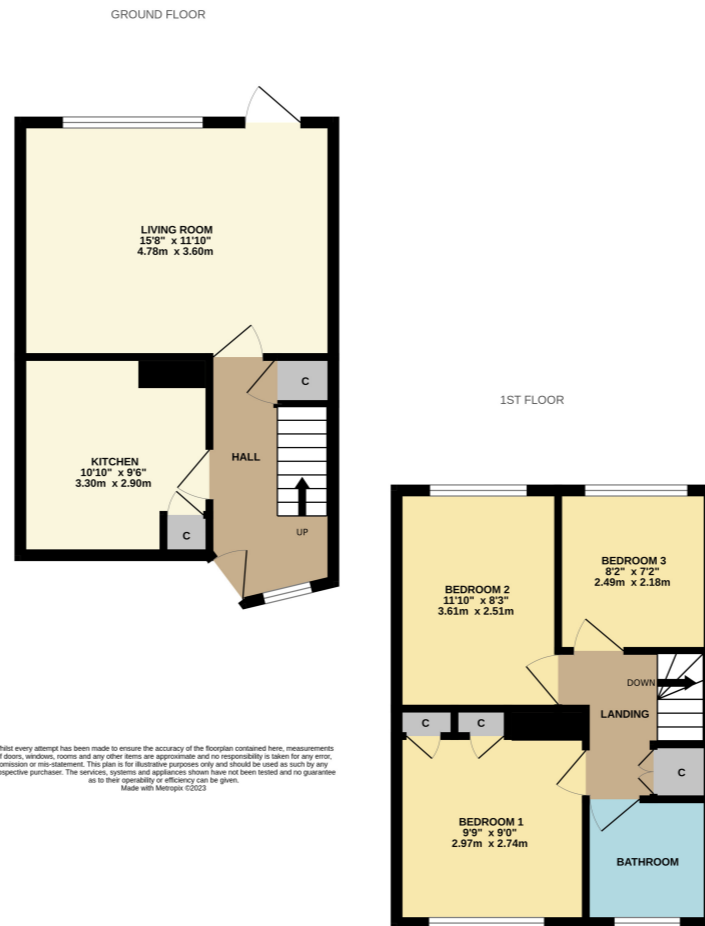
### **Parking**

Parking area to bottom of the garden.

### **Garage**

There is a garage found in a nearby block accessed via a lane adjacent to 15 West Street, Harrietsham.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(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 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.

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