



philip  
INDEPENDENT  
ESTATE  
AGENT  
Jarvis





## 19 Harrison Drive, Harrietsham, Kent. ME17 1BZ.

£765,000 Freehold

### Property Summary

"This garden at this home is something special. The current owners have created a most attractive private mature garden full of colour. Added to this each room is immaculately presented and ready to move straight into". - Philip Jarvis, Director.

A well proportioned modern four bedroom detached house found in ever popular Harrison Drive in Harrietsham.

Forming part of a small development this house is presented in our opinion to a particularly high standard both inside and out.

Downstairs there are three reception rooms plus a fourteen foot square conservatory looking out over the garden. In addition there is a fitted kitchen and cloakroom.

The four bedrooms are well proportioned with the main bedroom having two sets of double wardrobe cupboards plus a contemporary ensuite bathroom. As well as the other three bedrooms there is also a modern bathroom.

Outside there are views over the Church and there is no through traffic to the front being in a cul-de-sac location. The enclosed rear garden is well stocked with flowers, plants and shrubs. There is an extensive patio area and garden shed.

There is a double garage with electric up and over door and a double width brick block driveway.

Harrietsham is a popular village boasting two shops, primary school and railway station. The larger village of Lenham is approximately one mile away and the county town of Maidstone is only a short drive as also is the M20 motorway with access to London.

A viewing comes most recommended to fully appreciate the quality of this home.

### Features

- Modern Four Bedroom Detached House
- Three Reception Rooms Plus Conservatory
- Ensuite Bathroom To Bedroom One
- Double Garage With Electric Up & Over Door
- Sought After Development
- Council Tax Band G
- Immaculately Presented
- Fitted Kitchen & Cloakroom
- Attractive Gardens To Front & Rear
- Views Over Harrietsham Church To The Front
- Village Location
- EPC Rating: C

## Ground Floor

### Double Glazed Entrance Door To

### Hall

Stairs to first floor. Understairs cupboard. Radiator. Dado rail.

### Cloakroom

Double glazed leaded frosted window to rear. White suite of low level WC and rectangular vanity hand basin. Chrome towel rail. Fully tiled walls and floor. Downlighting.

### Sitting Room

20' 8" x 12' 0" (6.30m x 3.66m) Double doors off the hall. Double glazed leaded window to front. Double glazed doors to conservatory with full length double glazed windows to either side. Fireplace with coal effect gas fire. Two radiators.

### Conservatory

14' 0" x 14' 0" (4.27m x 4.27m) Double glazed window to sides and rear. Double glazed doors to side. Laminate floor. Radiator with decorative cover.

### Dining Room

12' 0" x 9' 2" (3.66m x 2.79m) Double glazed leaded window to front. Radiator.

### Study

8' 6" x 8' 6" (2.59m x 2.59m) Double glazed leaded window to front. Radiator.

### Kitchen

12' 0" x 8' 6" (3.66m x 2.59m) Double glazed leaded window to rear. Double glazed door to rear. Range of base and wall units. Belling double electric oven with four ring gas hob and extractor. Beige one and a half bowl sink unit. Hotpoint integrated dishwasher. Beko integrated washing machine. Integrated fridge and freezer. Radiator. Tiled floor. Downlighting.

## First Floor

### Landing

Radiator. Access to loft. Airing cupboard. Dado rail.

### Bedroom One

12' 0" x 10' 0" to wardrobe door (3.66m x 3.05m) Double glazed leaded window to front looking out over Harrietsham church. Radiator. Two sets of double wardrobe cupboards. Door to

### Ensuite Bathroom

Double glazed frosted leaded window to front. Modern contemporary suite of low level WC, vanity hand basin and offset panelled bath with separate shower. Fully tiled walls. Tiled floor. Extractor. Downlighting. Chrome towel rail.

### Bedroom Two

13' 0" x 10' 0" (3.96m x 3.05m) Double glazed leaded window to rear. Radiator. Double wardrobe cupboard.

### Bedroom Three

12' 0" x 8' 4" plus doorwell (3.66m x 2.54m) Double glazed leaded window to rear. Radiator.

### Bedroom Four

10' 2" x 8' 10" (3.10m x 2.69m) Double glazed leaded window to front. Radiator.

### Bathroom

Double glazed frosted leaded window to front. Modern contemporary suite of low level WC, vanity unit with round bowl hand basin. Panelled offset bath with separate shower unit. Chrome towel rail. Fully tiled walls and floor. Extractor. Downlighting.

## Exterior

### Front Garden

Area to lawn. Attractive flower beds to one side with topiary ball plants. Shingled area below window with topiary ball plants. Path to front door and canopied porch. Pedestrian access to one side of the house.

### Driveway

Double brick block driveway leading to

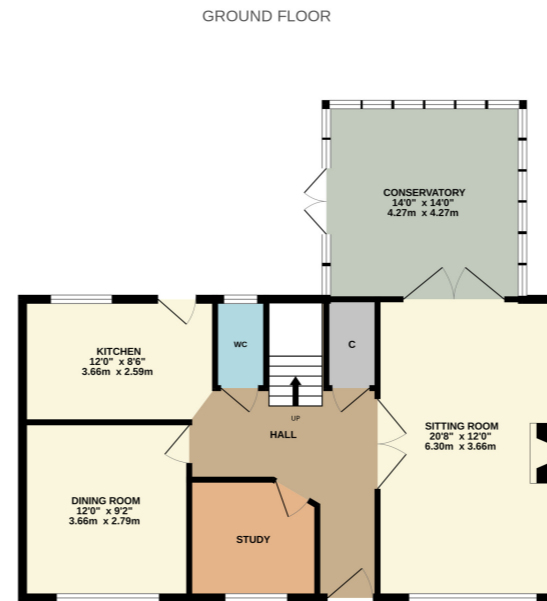
### Double garage

18' 2" x 16' 0" (5.54m x 4.88m) Electronic up and over door. Power and lighting. Access to eaves space. Door to rear.

### Rear Garden

Approximately 35ft deep by 60ft wide. Laid to lawn. Extensive patio area. Well balanced mix of plants and shrubs with raised beds. Garden shed. Pedestrian access to front of the house.





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>		95
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(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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