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ESTATE AGENT  
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## 28 Old School Close, Lenham, Maidstone, Kent. ME17 2HD.

£325,000 Freehold

### Property Summary

This home has been updated to such a high standard. You really can just move in and enjoy". - Matthew Gilbert, Branch Manager.

Proud to present to the market this incredibly well presented two bedroom semi detached extended home found within a sought after cul-de-sac in the village of Lenham. This thoughtfully presented home really needs to be viewed to appreciate what is on offer.

The property to the ground floor consists of a large lounge, kitchen and a recent ground floor extension which provides a great space as well as bi fold doors and direct access to the garage.

To the first floor there are two double bedrooms and a family bathroom.

Externally there are both front and rear gardens, a driveway and a single garage. This former Hillread Home is within walking distance to the vibrant village of Lenham, which offers a range of shops, schools and amenities as well as superb commuter links with both a mainline railway station and access to the M20 found at junction 8 for Leeds Castle.

### Features

- Extended Two Bedroom Semi Detached Home
- South Facing Rear Garden
- Popular Cul-De-Sac Location
- Council Tax Band C
- Driveway & Garage
- Double Glazed & Gas Central Heating
- Extremely Well Presented
- EPC Rating: C

## **Ground Floor**

### **Front Door To**

### **Lounge**

Double glazed window to side. Two double glazed windows to front. Two radiators. Stairs to first floor landing. Cupboard underneath with consumer unit. Wall mounted thermostat.

### **Kitchen**

Recently updated kitchen with range of base and wall units. Integrated electric oven and hob with extractor over. Integrated tall fridge/freezer. Slimline dishwasher. Sink. Localised tiling. Radiator.

### **Dining Room**

Double glazed bi folding doors to rear. Sky lantern. Air conditioning unit. Door to garage.

## **First Floor**

### **Landing**

Hatch to loft access.

### **Bedroom One**

Two bedroom double glazed windows to front. Radiator.

### **Bedroom Two**

Double glazed window to rear. Radiator.

### **Bathroom**

Double glazed frosted window to side. Radiator. Suite comprising of low level WC, wash hand basin and panelled bath with shower attachment and glass screen. Localised tiling. Shaver point. Cupboard housing water tank and baxi boiler.

## **Exterior**

### **Front Garden**

Area laid to lawn. Outside security light. Gas and electric meter box.

### **Driveway**

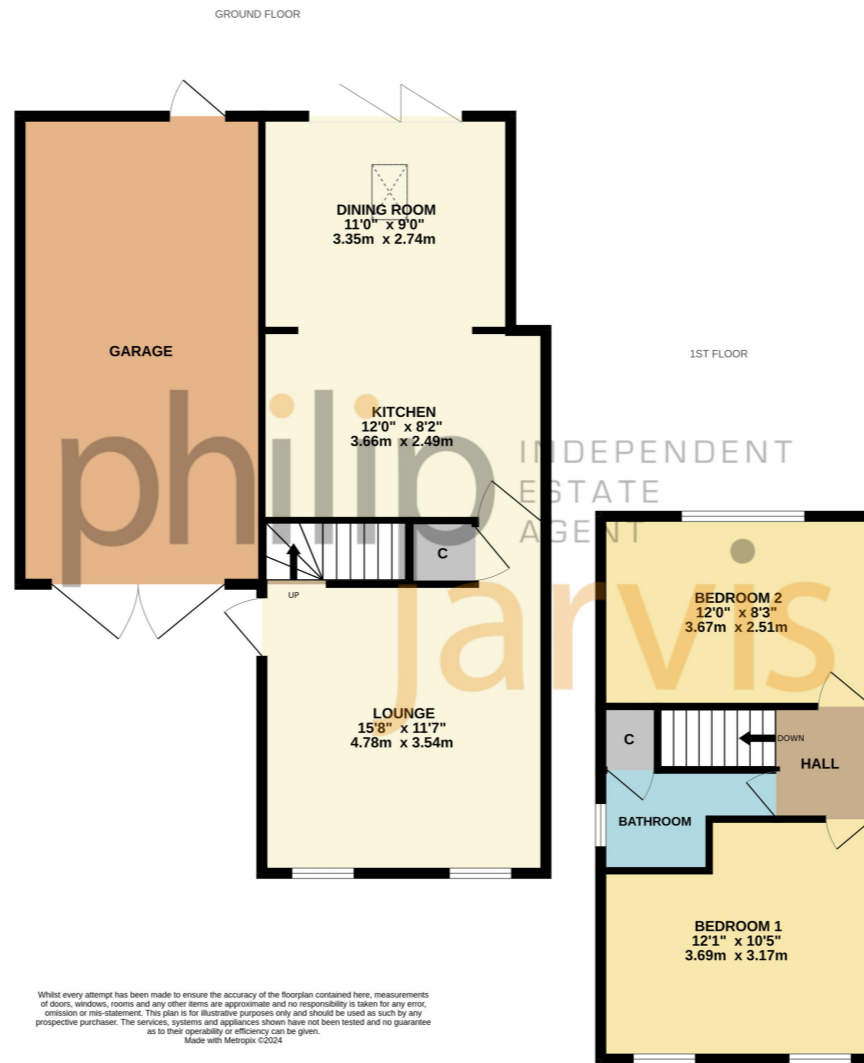
Driveway for two vehicles. Leading to

### **Single Garage**

Power and light. Internal door to dining room. Rear door to garden.

### **Rear Garden**

Mainly laid to lawn. Trees to rear border. Paved patio area. Outside tap.



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>		87
(69-80) <b>C</b>	69	
(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 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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