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15 Lenham Road, Platts Heath, Kent. ME17 2NX.

Guide Price £325,000 Freehold

Property Summary

"The log burner in the lounge really does provide a lovely focal point". - Matthew Gilbert, Branch Manager.

****GUIDE PRICE OF £325,000-£345,000****

Available to the market is this nicely presented semi detached home located in the ever popular village of Platts Heath. This former rental home is available immediately with vacant possession.

The home comprises of an entrance hall, kitchen and open plan reception room. To the first floor there are three bedrooms and a family bathroom.

Externally there are both front and rear gardens as well as a driveway and single detached garage. Added to all of this the property benefits from oil fired central heating and double glazing throughout.

Platts Heath is a charming village located between Lenham and Headcorn. It offers a local primary school and direct access to the now protected forestry area surrounding Platts Heath. Nearby Lenham and Headcorn provide a wider range of amenities including additional primary schools, a secondary school, railway stations, and excellent transport links, with the M20 accessible at Leeds, just five miles away.

Please book a viewing to avoid disappoint.

Features

- Guide Price of £325,000-£345,000
- No Forward Chain
- Double Glazed Windows
- Front & Rear Garden
- EPC Rating: D
- Three Bedroom Semi Detached Home
- Oil Fired Central Heating
- Log Burner
- Village Location
- Council Tax Band D

Ground Floor

Front Door To

Hall

Radiator.

Cupboard

Double glazed window to rear. Wall mounted consumer unit.

Kitchen

Double glazed window to side. Range of base and wall units. Sink and drainer. Integrated electric oven and hob with extractor above. Integrated tall fridge/freezer/ Space for washing machine. Localised tiling.

Lounge/Dining Room

Double glazed window to front. Double glazed window to rear. Double glazed sliding door to rear garden. Three radiators. Wall lights. Brick fireplace with log burner to remain. Thermostat. Stairs to first floor with cupboard underneath. TV point.

First Floor

Landing

Double glazed window to front. Hatch to loft access. Cupboard housing water tank.

Bedroom One

Double glazed window to rear. Radiator. Two built in double wardrobes.

Bedroom Two

Double glazed window to rear. Radiator.

Bedroom Three

Double glazed window to front. Radiator. BT point.

Bathroom

Double glazed obscured window to side. Suite comprising of low level WC, wash hand basin and panelled bath with electric power shower. Glass screen. Fully tiled walls.

Exterior

Front Garden

Pathway and steps leading to front door. Hard standing area. large front lawned area with shrubs and bushes to border. Oil tank and boiler. Side pedestrian access. Outside light.

Driveway

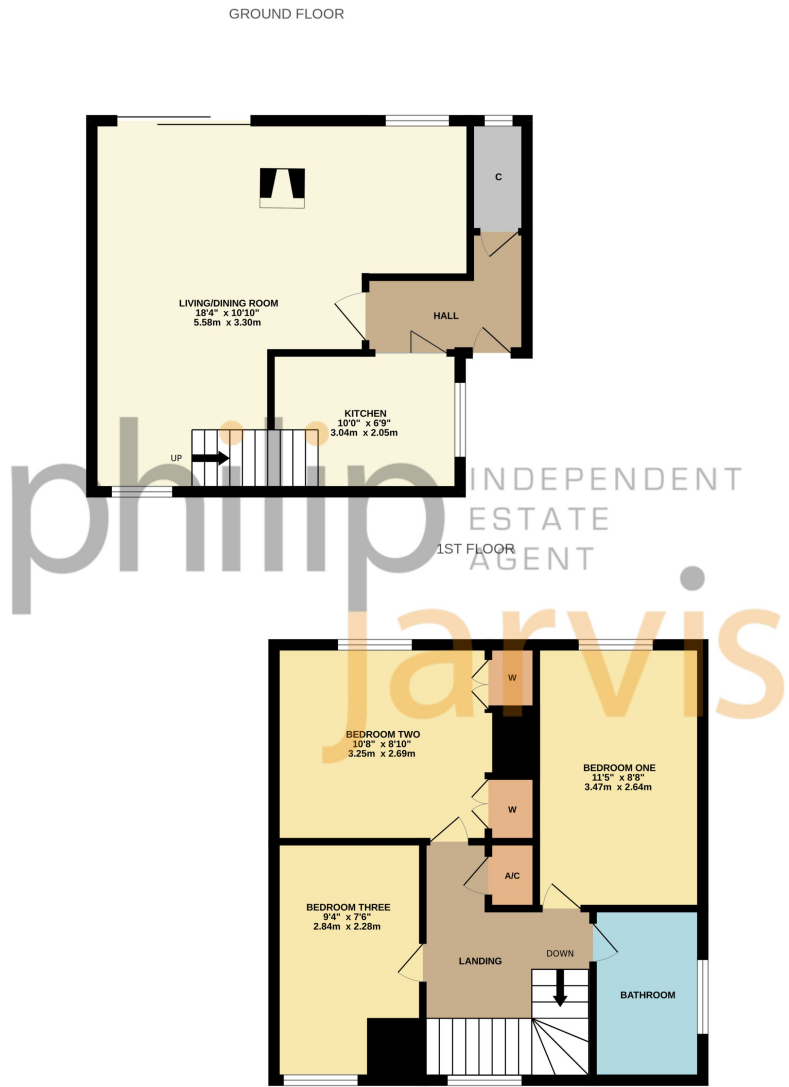
Parking for one or two vehicles leading to

Single Garage

Up and over door. Power and light. Side pedestrian door.

Rear Garden

Pathway and paved patio area. Log store. Retaining wall. Steps leading to lawned area. Sleeper border. Shed to remain. Small decking section.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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