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Jarvis



28 Douglas Road, Lenham, Kent. ME17 2QP.

£319,995 Freehold

Property Summary

"The location of this family home is fantastic. Such a great position for village life". - Matthew Gilbert, Branch Manager.

Available to the market is this incredibly well presented three bedroom end of terraced home situated within close proximity of Lenham village square.

The property comprises to the ground floor of an entrance hall, open lounge/diner, kitchen and WC. To the first floor there are three bedrooms and a family bathroom.

Externally to the front there is a hard standing parking area whilst to the rear there is a smart enclosed garden with a bar that enjoys a southerly aspect.

Lenham is an incredibly popular and vibrant village that boasts two public houses coffees shops and amenities. There are also fantastic commuter links easy access to the M20 and its own mainline railway to London Victoria.

Please book a viewing to avoid disappointment.

Features

- Three Bedroom End Of Terrace House
- Double Glazing
- Walking Distance To Village Centre
- Council Tax Band C
- High Standard Throughout
- Enclosed Rear Garden With Bar
- Utility Shed
- EPC Rating: D

Ground Floor

Front Door To Hall

Hall

Stairs to first floor with cupboard under. Separate cupboard housing warm air heating system. BT point.

Kitchen

9' 7" x 8' 8" (2.91m x 2.64m) Double glazed window to rear. Double glazed door to rear. Modern fitted kitchen with range of base and wall units. Integrated fridge and freezer. Integrated dishwasher. Sink with drainer. Space for freestanding oven. Stainless steel extractor over. Tiling to walls. Cupboard housing consumer unit and electric meter.

Lounge/Diner

25' 9" x 11' 1" (7.86m x 3.38m) Double glazed window to front. Double glazed sliding doors to rear. TV point. BT point.

WC

Double glazed obscured window to front. Low level WC. Corner hand basin with splash back tiling.

First Floor

Landing

Hatch to loft access. Cupboard housing water tank.

Bedroom One

12' 9" x 9' 9" (3.88m x 2.98m) Double glazed window to front. Built in double wardrobe.

Bedroom Two

10' 4" x 9' 9" (3.15m x 2.98m) Double glazed window to rear. Built in double wardrobe.

Bedroom Three

7' 6" x 7' 5" (2.28m x 2.25m) Double glazed window to front. Built in wardrobe.

Bathroom

Double glazed obscured window to rear. Suite comprising of low level WC, wash hand basin, panelled bath with electric shower over and glass screen. Localised tiling.

Exterior

Front

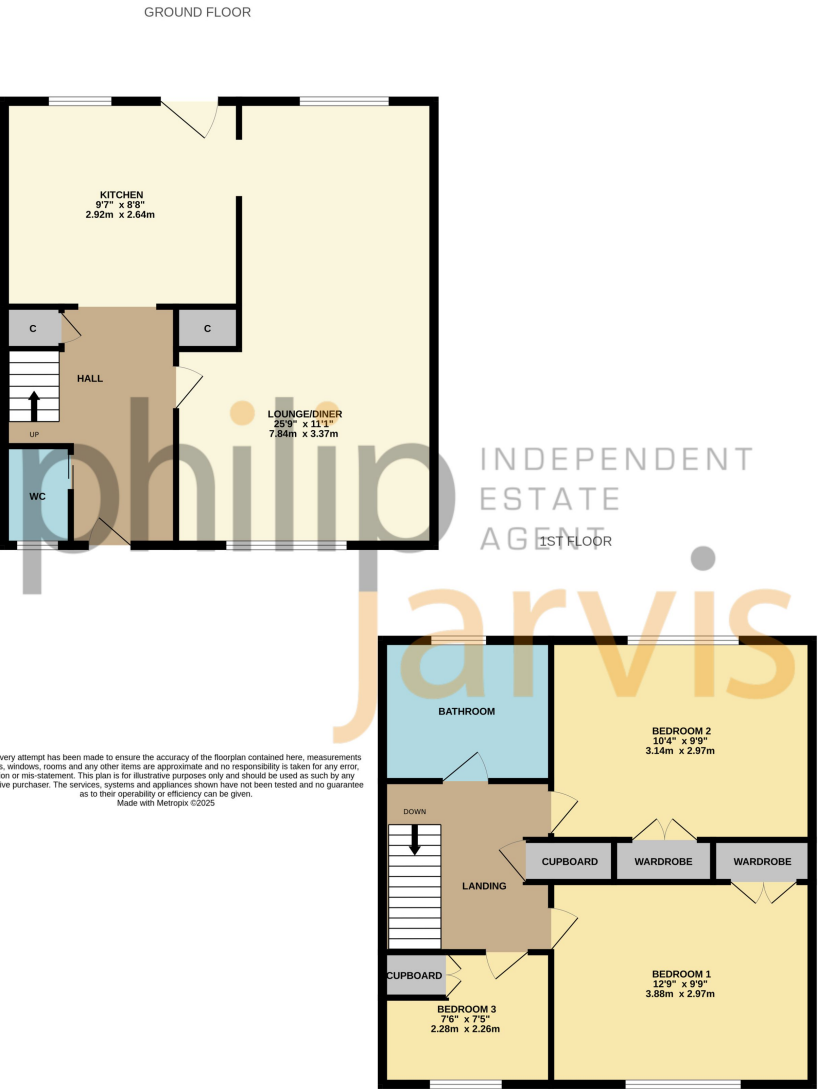
Concrete path with steps leading to front door and brick block hard standing area. Side access.

Rear Garden

Mainly laid to artificial lawn with paved patio area. Side access. Outside tap. Recently built outside bar and seating area with power and light. Outside plug socket.

Brick Built Shed

Power and light and plumbing for washing machine.



Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	65	76		
A				
(81-91)				
B				
(69-80)				
C	65	76		
(55-68)				
D				
(39-54)				
E	65	76		
(21-38)				
F				
(1-20)	65	76		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

Viewing Strictly By Appointment With



naea
propertymark

arla
propertymark



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.