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**15 Green Lane, Platts Heath, Maidstone, Kent. ME17 2NS.**

**£475,000 Freehold**

## Property Summary

"I really think this is a superb versatile home ready to suit most purchasers needs". - Matthew Gilbert, Branch Manager.

We are proud to present to the market this welcoming detached property located in the sought after village of Platts Heath.

The accommodation could be set up in a wide range of configurations but currently there is an entrance hall, lounge, dining room, office, kitchen, shower room and bedroom to the ground floor. To the first floor there is a large master bedroom with ample built in furniture and an ensuite. There is also a further bedroom.

Externally there are both front and rear gardens a parking space as well as a shared driveway that leads to a garage.

Platts Heath is a tranquil hamlet that offers a primary school, rated "Good" by OFSTED and is a two minute walk from this property. The locality is predominantly surrounded by newly planted woodland under the management of Forestry England. There are a number of public footpaths giving plenty of opportunity for countryside walks from the front door. The neighbouring villages of Lenham and Headcorn offer further primary schools (secondary at Lenham), together with small supermarkets, cafes and other shops. There are easy rail connections to main London termini both direct and via Ashford (High Speed 1). Nearby access to the M20 junction 8 is a 10-15 minute drive.

This home has a lot to offer and needs to be viewed to appreciate its versatility, so please book a viewing to avoid disappointment.

## Features

- Detached Chalet Home
- Ensuite To Master Bedroom
- Semi Rural Location
- Well Presented Throughout
- Council Tax Band D
- Three/Four Bedrooms
- Garage & Parking
- Versatile Accomodation
- EPC Rating: TBC

**Ground Floor**

**Front Door To**

**Hall**

Stairs to first floor with cupboard underneath. Separate double cupboard housing water tank. Thermostat. Radiator.

**Lounge**

16' 11" x 10' 11" (5.16m x 3.33m) Triple glazed window to front. Radiator. Log/coal burner with brick surround. TV point. Shelving.

**Dining Room**

9' 11" x 9' 11" (3.02m x 3.02m) Triple glazed window to front. Radiator.

**Kitchen**

12' 2" x 10' 3" (3.71m x 3.12m) Double glazed leaded window to rear. Double glazed frosted door to rear. Range of base and wall units. Sink and drainer. Integrated under counter fridge and separate freezer. Induction hob with stainless steel extractor over. Integrated double oven. Space for washing machine and slimline dishwasher. Localised tiling. Cupboard containing consumer unit. BT point.

**Study**

Triple glazed window to side. Radiator. BT point.

**Bedroom Three**

10' 0" x 7' 10" (3.05m x 2.39m) Triple glazed leaded window to rear. Radiator.

**Shower Room**

Triple glazed frosted leaded window to rear. Suite comprising of low level WC, wash hand basin and double shower cubicle with glass door. Extractor. Fully tiled walls. Chrome heated towel rail. Wall fan heater.

**First Floor**

**Landing**

Double glazed Velux style window to front. Eaves storage cupboard.

**Bedroom One**

13' 3" x 9' 11" not including wardrobe space (4.04m x 3.02m) Double glazed Velux window to front. Two double glazed windows to rear. Extensive range of built in furniture to include wardrobes, drawers, vanity table and bedside cabinets. Wall lights. Radiator. BT point. Storage cupboard. Views across to the North Downs.

**Ensuite**

Two double glazed Velux windows to rear. Suite comprising of low level WC, wash hand basin, bidet and 'P' shaped bath with shower attachment and retractable glass screen. Localised tiling. Splash panelling. Cupboards. Extractor. Radiator.

**Bedroom Two**

10' 9" x 8' 7" (3.28m x 2.62m) Double glazed Velux window to front. Radiator. Double wardrobe.

**Exterior**

**Front Garden**

Lawned area to one side. Shrubs and plants to borders. Paved pathway leading to front door. Outside light. Post box. Side access.

**Parking**

Brick block parking space for one vehicle and electric charging point.

**Driveway**

Brick block shared driveway with small lawned area to one side leading to

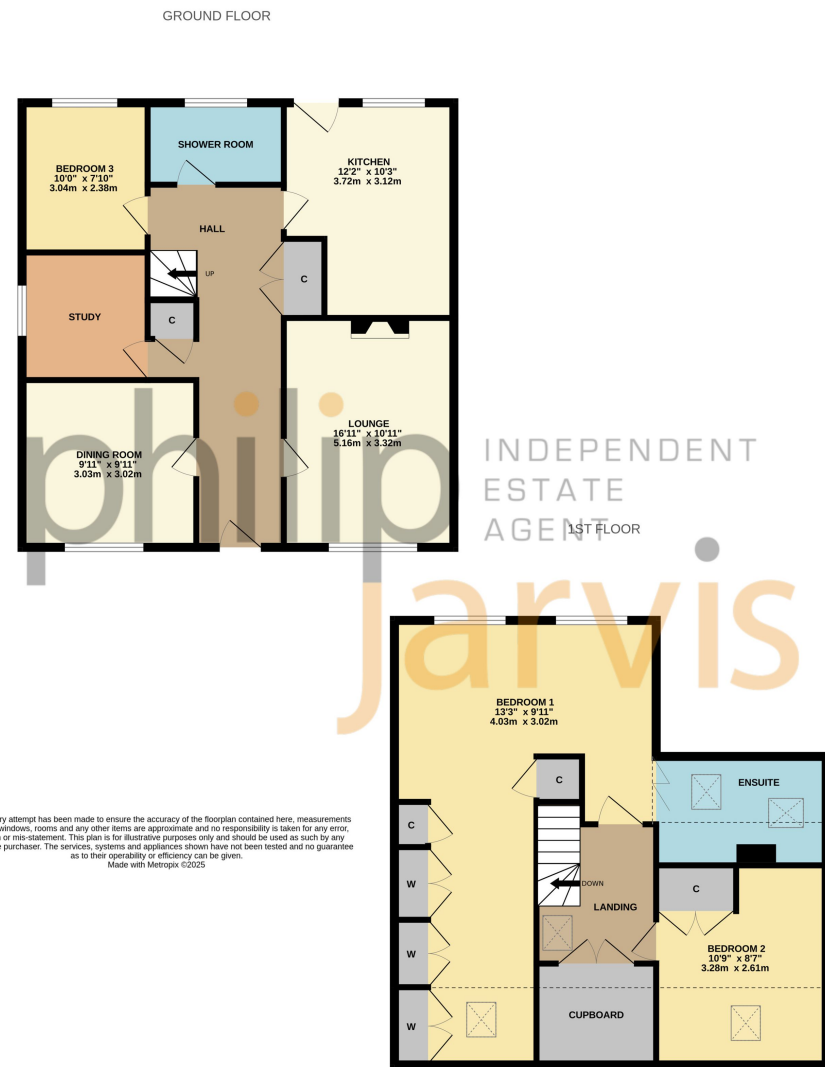
**Garage**

Up and over door. Power and light. Pedestrian side door. Parking space to front of garage.

**Rear Garden**

Area laid to lawn. Extensive paved patio area and pathways. Well manicured borders. Outside tap. Oil tank. Log cabin shed. Access to the garage. Pedestrian access to both sides. External oil boiler to side of house.





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.

## Viewing Strictly By Appointment With

