



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)	A		94
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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 is included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.



1 Fairall Close, Harrietsham, Kent. ME17 1WJ.

Guide Price £425,000 Freehold

Property Summary

GUIDE PRICE OF £425,000-£450,000

"This versatile home is perfect for a growing family". - Matthew Gilbert, Branch Manager

Excited to present to the market this impressive home located on a Bellway Homes Development in Harrietsham village. This remarkably impressive four bedroom semi detached home is four year old and comes with a builders warranty.

To the ground floor there is a large entrance hall, kitchen/diner, lounge, utility room and cloakroom, whilst to the first floor there is a master bedroom with built in wardrobes and ensuite, three further double bedrooms and a family bathroom.

To the front there is allocated parking for two vehicles and electrical charging point. To the rear there is a attractive enclosed rear garden which is mainly laid to lawn.

Situated in Harrietsham village there is great access to the M20 via junction 8 as well as a mainline railway station to London Victoria. The village boasts a primary school, shops and public house. The neighbouring village of Lenham is only two miles away, which offers a wider range of amenities and shopping facilities.

This home is really well proportioned and is presented to a high standard throughout, so please book a viewing without delay.

Features

- Four Bedroom Semi Detached Home
- Four Years Old
- Allocated Parking
- No Forward Chain
- Council Tax Band E
- Cul-De-Sac Location
- Ensuite To Master Bedroom
- Utility Room
- Electric Car Charging Point
- EPC Rating: B

Ground Floor

Front Door To

Hall

Double glazed obscured window to front. Stairs to first floor landing with cupboard underneath. Separate storage cupboard with BT point and consumer unit. Radiator.

Kitchen/Diner

22' 11" x 11' 7" max (6.99m x 3.53m) Double glazed window to rear. Double glazed French doors to rear. Range of base and wall units. Integrated fridge/freezer/ Integrated double oven. Integrated dishwasher. Radiator. Wall mounted gas boiler. Gas hob with extractor over. Radiator.

Utility Room

Range of base and wall units. Sink and drainer. Space for washing machine. Extractor. Radiator.

Lounge

20' 8" x 11' 3" (6.30m x 3.43m) Double glazed bay window to front. TV point. Radiator.

Cloakroom

Double glazed obscured window to front. Suite comprising of low level WC and wash hand basin. Chrome heated towel rail. Extractor.

First Floor

Landing

Hatch to loft access. Radiator. Two storage cupboards with one housing water tank.

Bedroom One

11' 11" x 11' 9" (3.63m x 3.58m) Double glazed window to rear. Radiator. Built in glass fronted wardrobes. TV point.

Ensuite

Suite comprising of low level WC, wash hand basin and shower cubicle. Chrome heated towel rail. Extractor. Localised tiling. Shaver point.

Bedroom Two

11' 9" x 10' 6" (3.58m x 3.20m) Double glazed window to rear. Radiator.

Bedroom Three

10' 7" x 9' 5" (3.23m x 2.87m) Double glazed window to front. Radiator.

Bedroom Four

12' 1" x 7' 0" (3.68m x 2.13m) Double glazed window to front. Radiator.

Bathroom

Suite comprising of low level WC, wash hand basin and panelled bath with shower attachment. Chrome heated towel rail. Shaver point. Localised tiling. Extractor.

Exterior

Front

Paved pathway to front door. Shingled area to borders. Side access.

Parking

Two allocated parking spaces with added access to the visitor bays provided.

Rear Garden

Mainly laid to lawn. Paved patio area. Outside light. Side access.