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FOR SALE

WALK

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4 Norris Walk, Harrietsham, Maidstone, Kent. ME17 1GS.

£295,000 Freehold

## Property Summary

"I think this home is a great way to get on the ladder or indeed a very smart downsize move". - Matthew Gilbert, Branch Manager.

Available to the market is this incredibly well presented two bedroom mid terraced home located in the popular commuter village of Harrietsham.

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

Externally there is a private rear garden and communal parking area with an allocated parking space.

The property also benefits from solar panels and heat recovery vents.

Harrietsham village is a popular location with a primary school, public house and convenience shops. There is a mainline railway station to London as well as easy access to the M20 at junction eight near Leeds Village.

This smart property was built approximately nine years ago by the reputable builder Crest Nicholson so should be viewed at your earliest convenience to avoid disappointment.

## Features

- Two Bedroom Mid Terraced Home
- Sought After Development
- Enclosed Rear Garden
- Former Crest Nicholson Home
- Council Tax Band C
- Allocated Parking
- Downstairs WC
- Well Presented Throughout
- EPC Rating: B

## **Front Door To**

### **Hall**

Wall mounted consumer unit. Radiator. Thermostat. Stairs to first floor landing with cupboard underneath. Heat recovery vents.

### **Kitchen**

10' 2" x 8' 0" (3.10m x 2.44m) Double glazed window to front. Range of base and wall units. Sink and drainer. Integrated oven, gas hob with extractor over. Cupboard housing Potterton gas boiler. Spaces for washing machine, slimline dishwasher and tall fridge/freezer. Heat recovery vents.

### **Lounge/Diner**

15' 0" x 13' 4" (4.57m x 4.06m) Double glazed window to rear. Double glazed French doors to rear. TV & BT point. Radiator. Heat recovery vents.

### **WC**

Low level WC. Wash hand basin with splash back tiling. Radiator and extractor.

## **First Floor**

### **Landing**

Hatch to loft access. Two storage cupboards. Heat recovery vents.

## **Bedroom One**

15' 1" x 9' 9" max (4.60m x 2.97m) Two double glazed windows to rear. Radiator. BT point. Heat recovery vents.

## **Bedroom Two**

15' 1" x 10' 3" max (4.60m x 3.12m) L shaped room. Double glazed window to front. Radiator. Heat recovery vents.

## **Bathroom**

Suite comprising of low level WC, wash hand basin and panelled bath with shower attachment and retractable glass screen. Localised tiling. Heat recovery vents.

## **Exterior**

### **Front**

Front shrub border and footpath to front door. Outside light.

### **Rear Garden**

Mainly laid to lawn. Paved patio area and pathway to pedestrian rear access. Shed to remain.

### **Parking**

Allocated parking space. Outside light. Outside tap.



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         | 96                      |
| (81-91) <b>B</b>                            | 83      |                         |
| (69-80) <b>C</b>                            |         |                         |
| (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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