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**21 Ham Lane, Lenham, Kent. ME17 2LL.**

**Guide Price £500,000 Freehold**

## Property Summary

**\*\*GUIDE PRICE OF £500,000-£525,000\*\***

"This is such a large family home and there is still so much scope to make your own mark". Matthew Gilbert, Branch Manager.

Welcoming to the market this substantial extended detached home located in a prominent position within Lenham village.

The property to the ground floor consists of a large entrance hall, lounge, dining room, kitchen, cloakroom and double bedroom with a separate walk in shower room. To the first floor there are four bedrooms and a family bathroom.

Externally to the front there are two driveways and a lawned area. To the rear there is a well manicured garden with a feature brick block pathway and sheds to remain.

Added to this the property benefits from a modern fitted boiler and double glazing throughout.

Lenham is an incredibly popular village with a range of shop, restaurants and amenities. There are also great commuter links with a mainline railway to London Victoria, 10X bus that services between Maidstone and Ashford and easy access to the M20 via Leeds Castle.

Please book a viewing at your earliest convenience to avoid disappointment.

## Features

- Guide Price £500,000-£525,000
- Ensuite Wet Room
- Village Location
- Southerly Facing Rear Garden
- Council Tax Band E
- Extended Five Bedroom Detached Home
- Two Reception Rooms
- Double Glazing & Gas Central Heating
- Open Fireplace
- EPC Rating: D

**Ground Floor**

**Front Door To**

**Hall**

Double glazed window to side. Radiator. Stairs to first floor.

**Boiler Room**

Consumer unit. Wall mounted gas boiler. Water tank. Hatch to loft access.

**Kitchen**

13' 1" x 5' 11" (3.99m x 1.80m) Double glazed windows to rear. Double glazed door to rear access. Range of base and wall units. Five ring gas hob with extractor. Sink and drainer. Built in double oven and space for white goods. Radiator.

**Sitting Room**

14' 10" x 10' 2" (4.52m x 3.10m) Double glazed window to front. Open fireplace with feature surround. TV point. Radiator.

**Dining Room**

12' 0" x 10' 2" (3.66m x 3.10m) Double glazed window to side. Double glazed French doors to rear. Serving hatch. Radiator.

**Bedroom Five**

18' 9" x 8' 6" (5.71m x 2.59m) Double glazed window to front. Radiator.

**Ensuite Wetroom**

Double glazed obscured window to front. Radiator. Localised tiling. Low level WC. Wash hand basin. Walk in shower. Wall heater

**Cloakroom**

Double glazed obscured window to side. Radiator. Storage cupboard. Low level WC. Corner hand basin with storage drawer.

**First Floor**

**Landing**

Double glazed obscured window to side. Hatch to loft access. Two storage cupboards both with shelving.

**Bedroom One**

15' 0" x 10' 4" (4.57m x 3.15m) Double glazed window to front. Radiator. TV point. Multiple built in wardrobes.

**Bedroom Two**

15' 4" x 8' 7" (4.67m x 2.62m) Double glazed window to front. Double glazed window to side. Radiator.

**Bedroom Three**

10' 3" x 9' 5" (3.12m x 2.87m) Double glazed window to front. Radiator.

**Bedroom Four**

10' 5" x 7' 1" (3.17m x 2.16m) Double glazed window to rear. Radiator.

**Bathroom**

Double glazed obscured window to rear. Suite comprising of low level WC, wash hand basin with cupboard and panelled bath with shower attachment and retractable glass screen. Extractor. Fully tiled walls. Chrome heated towel rail.

**Exterior**

**Front Garden**

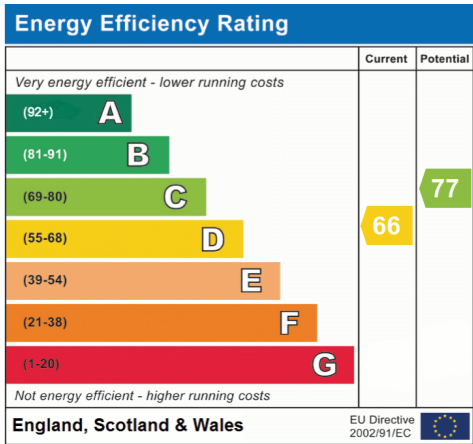
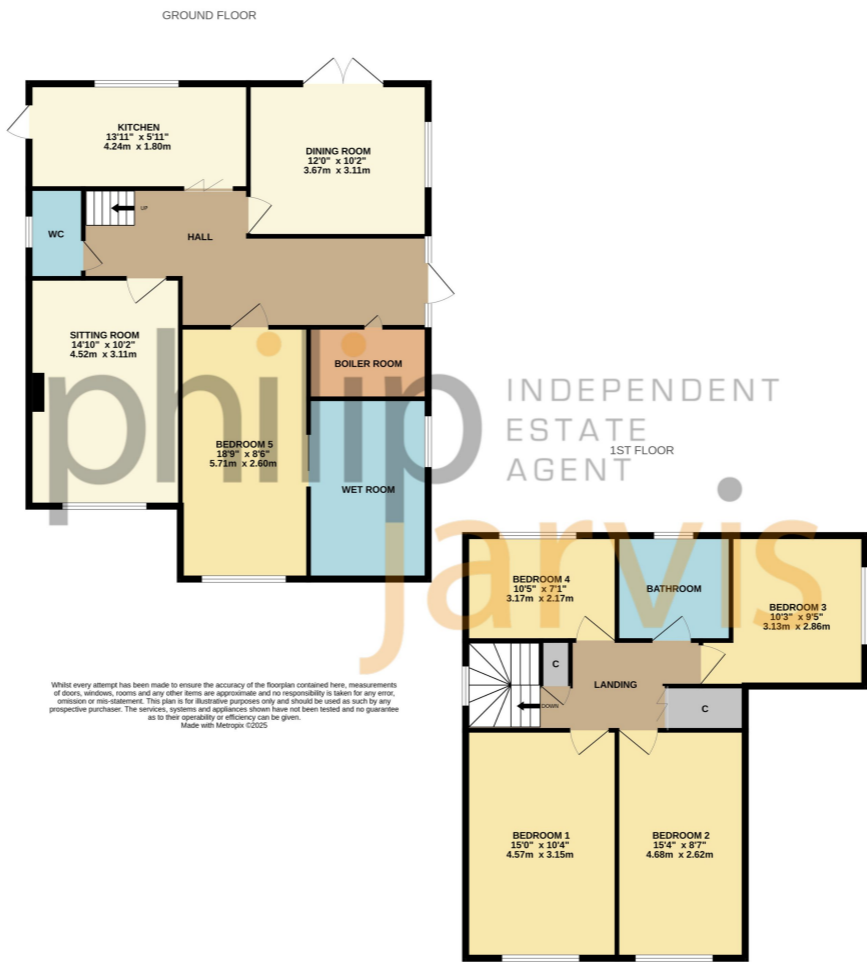
Two large areas laid to lawn, Outside lighting. Concrete pathway to front door.

**Driveway**

Two driveways with parking for several vehicles.

**Rear Garden**

Mainly laid to lawn. Mature shrubs, plants and trees to borders, features brick block circular pathway leading to large shed to remain. Outside light. Tap. Power supply. Side access.



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.

