



philip INDEPENDENT
ESTATE AGENT
Jarvis



7 Willow Close, Harrietsham, Kent. ME17 1EZ.

£385,000 Freehold

Property Summary

"I really like the position of this modern house found within a small development in Harrietsham". - Philip Jarvis, Director.

A three bedroom double fronted end of terraced house found within a popular cul-de-sac position.

Well presented, the accommodation is arranged to include a dual aspect sitting room with bay window to the front and double doors onto the rear garden.

In addition, there is an 18ft kitchen/dining room, useful utility room and cloakroom.

Upstairs there is a galleried landing with window to the front. The master bedroom has two built in wardrobe cupboards and an ensuite shower room and there are two further bedrooms and a family bathroom.

There is an enclosed rear garden measuring 35ftx20ft with a large decking area. There is also a car port and an additional parking space found in front of it.

Harrietsham is a popular village boasting an excellent primary school, two shops, railway station and gastro pub. The larger village of Lenham is only a short drive away and the county town of Maidstone and the M20 motorway are also easily accessed.

Features

- Three Bedroom End of Terraced House
- Dual Aspect Sitting Room
- Utility Room & Cloakroom
- Enclosed Rear Garden
- EPC Rating: C
- Tucked Away Position Within Development
- Kitchen/Dining Room
- Ensuite To Bedroom One
- Car Port & Parking Space
- Council Tax Band: D

Ground Floor

Entrance Door To

Hall

Stairs to first floor. Radiator. Laminate flooring.

Cloakroom

Suite of low level WC, and pedestal hand basin. Radiator. Extractor. Downlighting. Laminate floor.

Sitting Room

18' 4" x 10' 4" (5.59m x 3.15m) Double glazed bay window to front. Double glazed doors to rear with full length double glazed windows to either side. Two radiators. Laminate floor.

Kitchen/Dining Room

18' 4" x 9' 9" (5.59m x 2.97m) Double glazed windows to front and rear. Range of base and wall units. Stainless steel 1 1/2 bowl sink unit. Stainless steel double electric oven and four ring gas hob. Stainless steel extractor hood. Integrated dishwasher. Space for fridge/freezer. Two radiators. Laminate flooring. Arch to

Utility Room

Double glazed door to rear. Plumbing for washing machine and space for tumble dryer. Downlighting. Single base cupboard. Wall mounted boiler. Understairs cupboard. Laminate flooring. Radiator.

First Floor

Landing

Double glazed window to front. Radiator. Access to loft. Airing cupboard.

Bedroom One

12' 2" x 10' (3.71m x 3.05m) Double glazed window to front. Radiator. Two wardrobe cupboards.

Ensuite Shower Room

Double glazed frosted window to rear. White suite of low level WC, pedestal hand basin and large fully tiled shower cubicle. White towel rail. Downlighting. Extractor.

Bedroom Two

10' 4" x 10' (3.15m x 3.05m) Double glazed window to rear. Radiator.

Bedroom Three

8' 4" x 8' plus doorwell (2.54m x 2.44m) Double glazed window to front. Radiator.

Bathroom

Double glazed frosted window to rear. White suite of low level WC, pedestal hand basin and panelled bath with shower attachment. Part tiled walls. White heated towel rail. Downlighting. Extractor.

Exterior

Front Garden

Small brick block area to the front of the carport. Gate to the side of property. Slated area immediately to the front of the house with path to front door.

Rear Garden

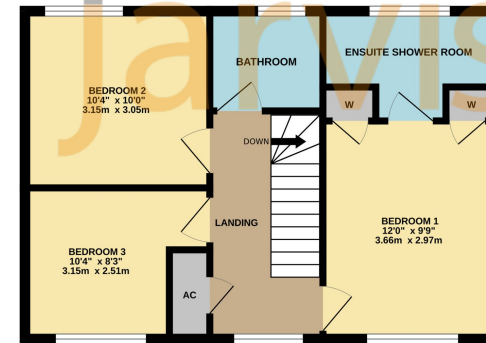
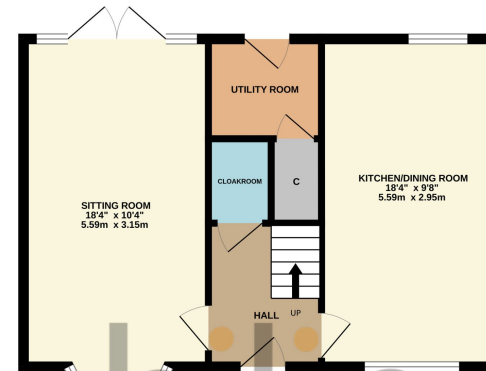
Enclosed rear garden. Approximately 20ft x 35ft. Steps up to garden. Laid to lawn with decking area. Side pedestrian access.

Car Port

There is a car port to the front of the property . There is an additional parking space found to the front of the carport.



GROUND FLOOR



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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+)	A	88
(81-91)	B	
(69-80)	C	76
(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

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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