



philip INDEPENDENT
ESTATE AGENT
Jarvis



40 Robins Close, Lenham, Kent. ME17 2LD.

Guide Price £425,000 Freehold

Property Summary

"I really cannot get over the amount of space available and the layout is so well thought out".- Matthew Gilbert, Branch Manager.

****GUIDE PRICE OF £425,000-£450,000****

Proudly presenting to the market this fantastic four bedroom semi detached home located in a popular residential area of Lenham village. This extended property offers vast amounts of reception space and enjoys a southerly aspect.

The property to the ground floor consist of porch, entrance hall, L shaped lounge, extended breakfast room, dining area, utility room, shower room and a further useful reception, ideal for a study. To the first floor there are two double bedrooms boasting built in wardrobes. There is also a single bedroom and family bathroom.

To the second floor is a master suite with a landing area, bedroom and ensuite shower room.

Externally to the front there is ample parking that leads to a shortened garage. To the rear there is a mature and well cared for garden that offers a southerly aspect.

This home is ideally located for the train station which offers a mainline to London Victoria as well as easy access to M20 found by junction eight for Leeds Castle. Lenham itself is a popular village that offers a wide range of public houses, shops and amenities.

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

Features

- Guide Price of £425,000-£450,000
- Superior Four Bedroom Home
- Three Bathrooms
- Three Reception Rooms
- Extended Kitchen
- Ensuite To Rear Bedroom
- Southerly Aspect Rear Garden
- Incredibly Well Presented
- EPC Rating: TBC
- Council Tax Band D

Ground Floor

Front Door To

Porch

Double glazed window to side. Radiator. Coat hooks.

Inner Hall

Stairs to first floor with cupboard underneath housing consumer unit. Radiator. BT point.

Kitchen

16' 3" x 10' 11" (4.95m x 3.33m) Double glazed window to rear. Double glazed French doors to rear. Two double glazed Velux windows to rear. Two radiators. Extensive range of base and wall units. Stainless steel sink and drainer. Gas hob with extractor above. Double oven and microwave. Built in dishwasher and undercounter fridge.

Utility Room

8' 7" x 7' 3" (2.62m x 2.21m) Double glazed window to rear. Double glazed stable door to rear. Sink and drainer. Base and wall units. Space for washing machine and tall fridge/freezer wall mounted gas boiler.

Lounge

22' 0" x 11' 8" (6.71m x 3.56m) Double glazed window to front. Two radiators. TV point. Electric wall flame effect fire. Double doors.

Dining Room

9' 1" x 7' 11" (2.77m x 2.41m) Radiator. Wine rack.

Office

8' 3" x 7' 5" (2.51m x 2.26m) Double glazed Velux window to side. Radiator. Door to shortened garage.

Bathroom

Suite comprising of low level WC, wash hand basin and walk in shower cubicle. Chrome heated towel rail. Fully tiled walls. Extractor.

First Floor

Landing

Stairs to second floor.

Bedroom Two

10' 2" x 9' 10" (3.10m x 3.00m) Double glazed window to front. Built in wardrobes and chest of drawers. Radiator.

Bedroom Three

12' 1" x 10' 2" (3.68m x 3.10m) Double glazed window to rear. Radiator. Built in wardrobes and chest of drawers.

Bedroom Four

7' 9" x 7' 1" (2.36m x 2.16m) Double glazed window to front. Radiator Wall light.

Bathroom

Double glazed obscured window to rear. Suite comprising of low level WC, wash hand basin and bath with shower attachment Chrome heated towel rail.

First Floor

Landing

Triple glazed Velux window to front. Radiator. Access to eaves storage.

Bedroom One

15' 6" x 10' 0" (4.72m x 3.05m) Triple glazed Velux window to front. Double glazed window to rear. Radiator. Two sets of built in wardrobes and built in dressing table. Door to

Ensuite

Double glazed obscured window to rear. Suite comprising of low level WC, hand basin and corner shower cubicle. Chrome heated towel rail. Tiled walls. Extractor.

Exterior

Front

Brick front border. Stored decorative area. Outside light. Electric points.

Parking

Extensive brick block driveway for several cars leading to

Shortened Garage

Electric up and over door. Power and light. Ideal length for motorbike.

Rear Garden

Mainly laid to lawn. Raised sleeper borders with shrubs and plants to remain. Greenhouse and garden shed. Large sandstone patio area, Outside tap. Power point.

Agents Note

The bottom of the 30ft garden is owned by National Rail and there is a ground rent charge of £120 per annum.



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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