







# 20 Douglas Road, Lenham, Maidstone, Kent. ME17 2QP. **GUIDE PRICE £300,000 Freehold**

## **Property Summary**

\*\*GUIDE PRICE- £300,000-£310,000\*\*

"I think this is such a great house and you cannot get much closer to the village square". - Matthew Gilbert, Branch Manager.

Available to the market is this very well proportioned three bedroom mid terraced home presented to a welcoming standard throughout.

The accommodation comprises to the ground floor of a good sized hall, lounge/diner, kitchen, WC, utility room and workshop.

To the first floor there are three bedrooms and a family bathroom.

Externally there is a front garden as well as a rear garden that enjoys a southerly aspect.

Located in a prime position just off the square, all of the village shops and amenities are only a short walk away. There are great commuter links with the 10x bus route that regularly runs between Maidstone and Ashford, M20 motorway access via Leeds Castle at junction eight as well as its own mainline railway station to London Victoria.

Please book a viewing without delay.

## **Features**

- Three Bedroom Mid Terraced Home
  No Forward Chain
- Downstairs Cloakroom
- Front & Rear Garden
- Village Centre Location
- EPC Rating: C

- Utility Room
- Double Glazing & Gas Central Heating
- Council Tax Band C

#### **Ground Floor**

#### **Front Door To**

#### Hall

Radiator. Stairs to first floor landing. Storage cupboard with thermostat and shelving.

#### Kitchen

9' 9" x 8' 8" (2.97m x 2.64m) Double glazed window to rear. Range of base and wall units. Sink and drainer. Integrated double oven, gas hob with extractor over and under counter fridge. Localised tiling. Cupboard housing consumer unit. Door to utility room.

## **Utility Room**

Double glazed window to side. Door to rear access. Space for separate washing machine and tumble dryer. Shelving. Door to

## Lounge/Dining Room

25' 10" x 11' 6" (7.87m x 3.51m) Double glazed window to front. Double glazed French doors to rear. Two radiators. Electric fireplace with surround. TV & BT point.

## Workshop

Power and light. Gas boiler. Extractor.

#### Cloakroom

Double glazed obscured window to front. Low level WC, corner hand basin with splash back tiling.

#### **First Floor**

## Landing

Radiator. Hatch to loft access. Cupboard housing water tank.

#### **Bedroom One**

13' 3" x 12' 3" (4.04m x 3.73m) Double glazed window to front. Radiator. Built in double wardrobe.

#### **Bedroom Two**

10' 1" x 10' 0" (3.07m x 3.05m) Double glazed window to rear. Radiator. Built in double wardrobe.

#### **Bedroom Three**

10' 0" x 7' 6" (3.05m x 2.29m) Double glazed window to front. Radiator. Built in storage cupboard. Shelving.

#### **Bathroom**

Double glazed obscured window to rear. Fully tiled walls. Suite comprising of low level WC wash hand basin. Panelled bath with electric power shower and retractable glass screen. Radiator.

#### **Exterior**

#### **Front Garden**

Pathway to front door. Area laid to lawn.

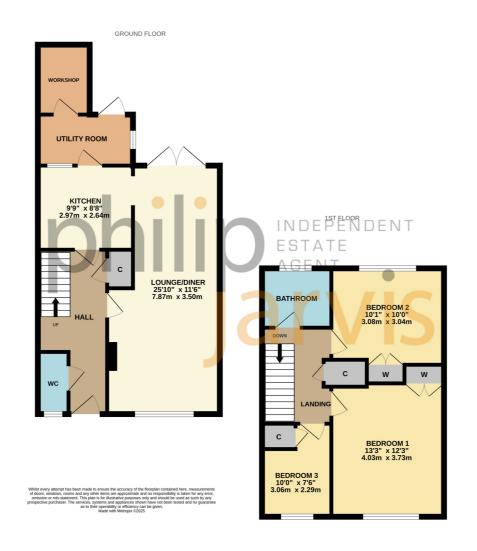
#### **Rear Garden**

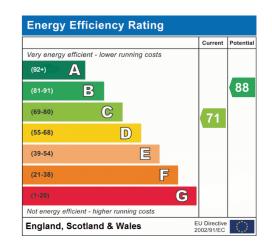
Large patio area with pathway to rear access. Lawned area. Shrubs and plants to borders.











### **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 propertymark included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

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