



philip INDEPENDENT
ESTATE AGENT
Jarvis



5 Wealden Square, Lenham, Maidstone, Kent. ME17 2AA.

£450,000

Property Summary

"This is such a great location. it is hard to believe this modern property is so close to the vibrant village square". - Matthew Gilbert, Branch Manager.

Presenting to market this incredibly well presented home located in the exclusive Wealden Square Development built 10 years ago by Rogate Homes. This age restricted over 55's development has the benefit of a communal garden and an electric gated entrance.

To the ground floor the home consists of an entrance hall, kitchen/breakfast room, lounge with log burner and separate WC/utility room. To the first floor there is a master bedroom with built in wardrobes and ensuite shower room, two further double bedrooms and a family bathroom.

Externally to the front there are beautiful landscaped communal gardens and terraced area as well as secure parking for a single vehicle. To the rear of the home there is a private courtyard that has a potting shed and log store.

This home is located within walking distance of the community hall, doctors surgery and church. The village square is also close by with its wide range of shops, public houses and amenities. Lenham also offers school, its own direct railway to London Victoria and easy access to the M20 via junction eight at Leeds Castle. Please book a viewing without delay.

Features

- Three Bedroom Semi Detached Home
- Over 55's Age Restriction
- Village Centre Location
- Log Burner
- Council Tax Band D
- Exclusive Gated Community
- High Specification Finish
- Underfloor Central Heating
- EPC Rating: B

Ground Floor

Front Door To

Hall

Stairs to first floor. Understairs storage cupboard housing consumer unit.

WC/Utility Room

Concealed low level WC, wash hand basin. Space for washing machine. Wall and base unit. Wall mounted Vaillant gas boiler. Extractor.

Kitchen

(19' 2" x 13' 8") 5.841m x 4.156m Double glazed sash window to front. Range of base and wall units with stone worktop. Sink. Five ring induction hob with extractor over. Integrated oven and separate microwave. Integrated tall fridge/freezer and dishwasher.

Lounge/Diner

19' 2" x 13' 8" (5.84m x 4.17m) Double glazed window and double glazed French doors to rear. Chesney wood burner. TV & BT point. Built in TV shelving and cabinets.

First Floor

Landing

Storage cupboard with shelving. Hatch to loft access.

Bedroom One

12' 4" x 10' 6" (3.76m x 3.20m) Double glazed window to rear. Radiator. Two built in double wardrobe. TV point.

Ensuite

Double glazed obscured window to rear. Suite comprising of concealed low level WC, wash hand basin and walk in shower cubicle with glass door. Localised tiling. Extractor. Radiator.

Bedroom Two

14' 10" x 8' 8" (4.52m x 2.64m) Double glazed window to front. Radiator. TV point.

Bedroom Three/Office

Double glazed window to front. Radiator.

Bathroom

Suite comprising of concealed low level WC, wall hung hand basin and panelled bath with shower attachment and retractable glass screen. Localised tiling. Chrome heated towel rail. Extractor.

Exterior

Front Garden

Secure complex with resin pathway to front door. Side access. Communal paved patio area with maturing shrubs and trees. Outside light. Small front shingled bedding area. Outside light.

Rear Garden

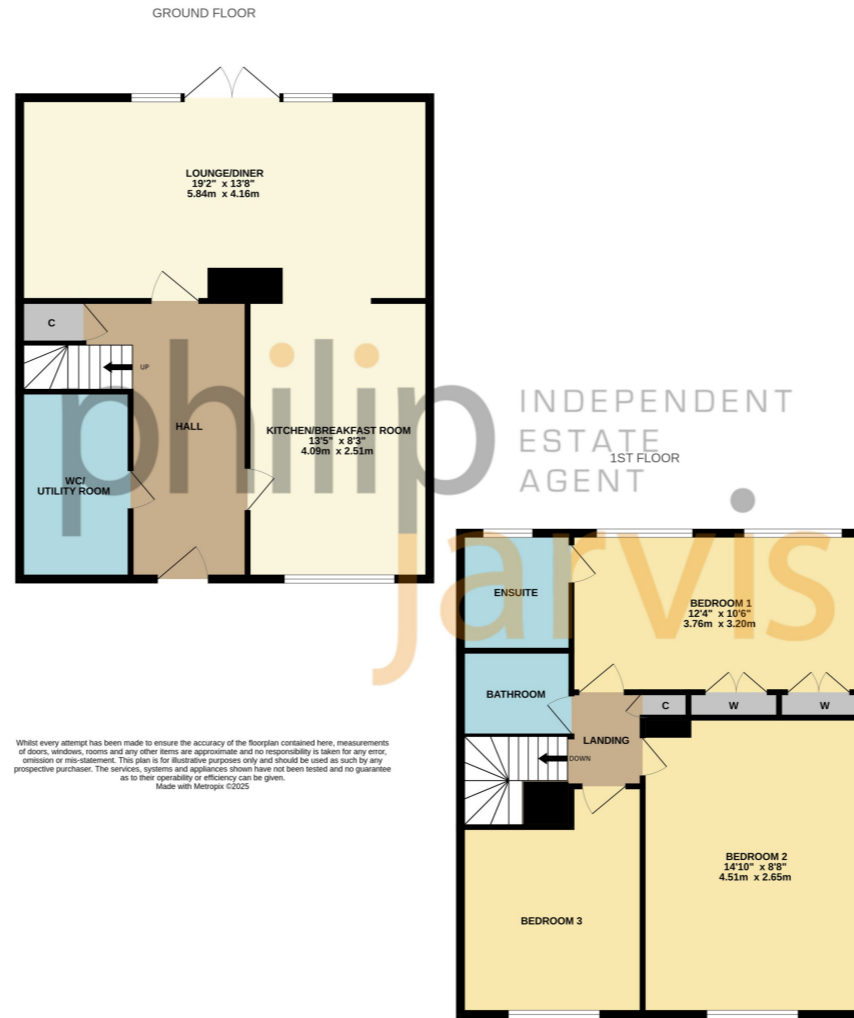
Private rear courtyard. Raised brick border. Log store. Potting shed to remain. Outside tap. Outside light. Outside power point.

Parking

Single allocated parking space within a parking area located behind secure electric gates.

Agents Note

This home is subject to a service charge of £500.00 per year.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	81
(55-68)	D	82
(39-54)	E	
(21-38)	F	
(1-20)	G	
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.

