



philip INDEPENDENT ESTATE AGENT jarvis



**19 Arrow Way, Lenham, Maidstone, Kent. ME17 2FP.**

**£390,000 Freehold**

## Property Summary

"What a fantastic way to get your foot on the property ladder, especially with a detached house". - Matthew Gilbert, Branch Manager.

Presenting to the market this detached two bedroom home located on one of the newest developments in Lenham village.

This is a shared ownership property that is also offered to the market at its 100% market value of £390,000. This home is also subject to a management fee of £28.76 per calendar month. The only stipulation for the purchase it is that the household income must be less than £80,000 and this must be your main residence.

The property comprises of an entrance hall, kitchen/diner, lounge and cloakroom. To the first floor there are two double bedrooms with the main bedroom offering an ensuite shower room. There is also a family bathroom.

Externally there is a driveway to one side as well as front and rear gardens.

Located on the edge of Lenham village, this development is within walking distance of the mainline railway which goes to London Victoria. The village offers all the amenities you would expect from a thriving village to include a post office, doctors surgery and two public houses and so much more.

This home really needs to be seen so please book a viewing without delay.

## Features

- Shared Ownership Property
- Only Two Years Old
- Private Garden
- Ensuite Shower Room To Bedroom One
- Council Tax Band D
- Two Bedroom Detached Home
- Vacant Possession
- Downstairs Cloakroom
- EPC Rating: A



## **Ground Floor**

### **Front Door To**

### **Hall**

Stairs to first floor landing with cupboard underneath housing electric meter and consumer unit. Radiator. Thermostat.

### **Kitchen/Dining Room**

17' 1" x 8' 0" (5.21m x 2.44m) Double glazed window to front and two double glazed windows to side all with built in plantation shutters. Radiator. Range of base and wall units. Double sink and drainer. Integrated appliances include electric oven, gas hob, fridge/freezer, dishwasher and washing machine. Wall mounted gas boiler with stainless steel splash back and extractor over.

### **Lounge**

15' 9" x 10' 0" (4.80m x 3.05m) Double glazed window and French doors to rear. radiator. TV & BT point.

### **WC**

Double glazed obscured window to front. Radiator. Extractor. Low level WC. Wash hand basin. Localised tiling. Splash back.

## **First Floor**

### **Landing**

Hatch to loft access. Storage cupboard.

## **Bedroom One**

12' 1" x 10' 2" (3.68m x 3.10m) Double glazed window to rear. Radiator. TV point.

## **Bedroom Two**

15' 9" x 9' 1" (4.80m x 2.77m) Double glazed window to front. Radiator. Tv point. Built in wardrobe.

## **Bathroom**

Double glazed obscured window to side. Suite comprising of low level WC, wash hand basin with splash back tiling and bath with shower attachment and retractable glass screen. Localised tiling. Heated towel rail. Extractor.

## **Exterior**

### **Front Garden**

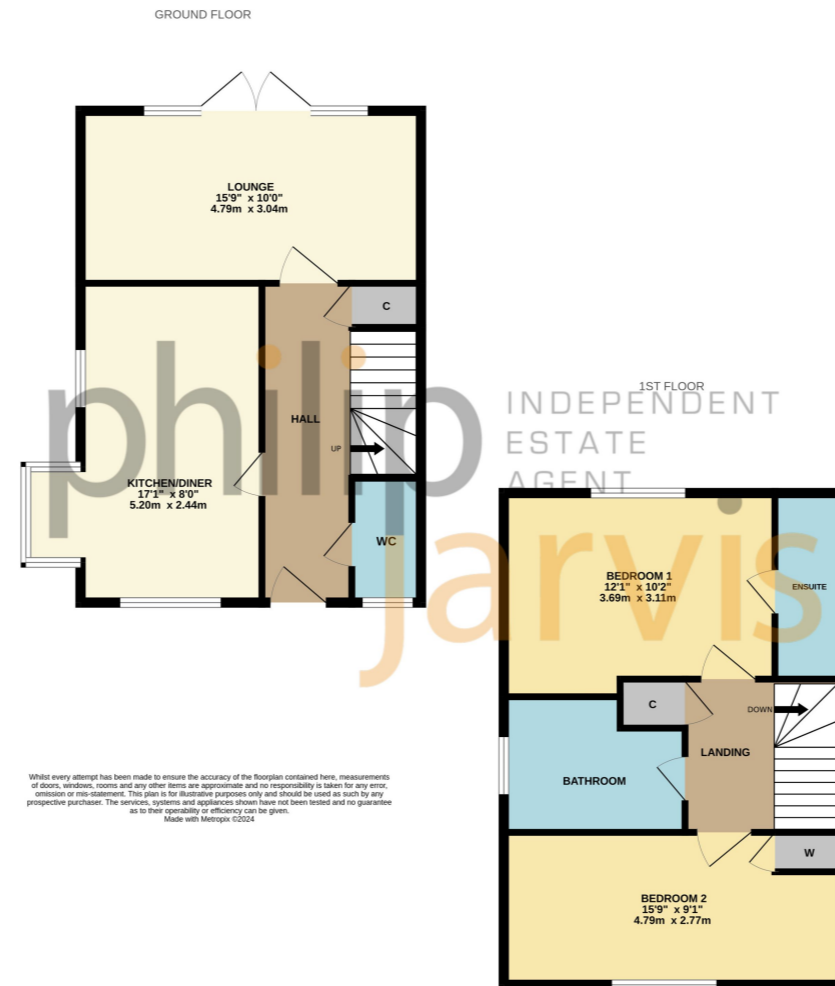
Two small lawned areas with shrubs to one side of the property. Outside light.

### **Rear Garden**

Mainly laid to lawn. Paved patio area and pathway. Outside light. Outside tap. Shed to remain. Pedestrian side access.

### **Driveway**

Long brick block driveway for at least two vehicles. Electric charging point. Side access.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	93	94
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.

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