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Jarvis



2 Blackthorn Walk, Harrietsham, Maidstone, Kent. ME17 1FN.

£375,000 Freehold

Property Summary

"This home is so well presented and the ground floor extension really opens up the living space". - Matthew Gilbert, Branch Manager.

Available to the market is this well positioned property located on the former Crest Nicholson Hollies Development in Harrietsham. This extended home is presented to an incredibly high standard and needs to be viewed at your earliest convenience.

The ground floor comprises of an entrance hall, lounge, extended kitchen with orangery, lounge and WC. To the first floor there is a master bedroom with built in wardrobes and ensuite shower room, two further bedrooms and a family bathroom.

Outside there is a driveway to the rear of the home as well as a smartly landscaped enclosed rear garden.

Added to this the property benefits from solar panels, double glazing and gas central heating.

Located in Harrietsham, this popular commuter villager offers an excellent primary school, local convenience shops and gastro pub. There is also a mainline railway station to London Victoria and easy access to the M20 via junction eight at Leeds Castle.

Features

- Three Bedroom Extended Family Home
- Allocated Parking
- Popular Former Crest Nicholson Development
- Council Tax Band D
- Ensuite To Master Bedroom
- Enclosed Rear Garden
- Incredibly Well Presented
- EPC Rating: C

Ground Floor

Front Door To

Hall

Stairs to first floor landing with cupboard underneath. Radiator. Alarm panel. Storage cupboard.

Kitchen/Breakfast Room

15' 0" x 13' 10" (4.57m x 4.22m) Two double glazed windows to front. Double glazed French doors to rear. Range of base and wall units. Sink and drainer with boiling tap. Feature tall radiator. Integrated double oven with gas hob and extractor over. Dishwasher. Washing machine and fridge/freezer.

Orangery

13' 1" x 12' 1" (3.99m x 3.68m) Double glazed windows to front, side and rear. Double glazed French doors to rear. Wall panel electric heater.

Lounge

15' 1" x 10' 0" (4.60m x 3.05m) Double glazed window to front. Double glazed window to rear. Double glazed French doors to rear. TV & phone point.

Cloakroom

Double glazed obscured window to front. Radiator. Concealed low level WC and wash hand basin with splash back tiling. Extractor.

First Floor

Landing

Double glazed window to rear. Cupboard housing Potterton gas boiler. Hatch to loft access.

Bedroom One

10' 9" x 10' 8" (3.28m x 3.25m) Double glazed window to front. Radiator. Two sets of built in wardrobes.

Ensuite

Double glazed obscured window to rear. Localised tiling. Chrome heated towel rail. Extractor. Suite comprising of concealed low level WC, wash hand basin and walk in double shower cubicle.

Bedroom Two

15' 7" x 7' 9" (4.75m x 2.36m) Two double glazed windows to front. Radiator.

Bedroom Three

11' 3" x 6' 11" (3.43m x 2.11m) Double glazed window to rear. Radiator.

Bathroom

Double glazed window to front. Chrome heated towel rail. Localised tiling. Suite comprising of concealed low level WC, wash hand basin and panelled bath with shower attachment. Extractor.

Exterior

Front

Pathway to front door. Shingled area to front and both sides. Wooden bike shed to remain. Outside light.

Parking

Driveway to two vehicles.

Rear Garden

Mainly laid with artificial lawn. Paved patio area and pathway to rear access. External water tap. Outside plug socket. Outside lighting.



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 is given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	81
(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.

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