



philip INDEPENDENT
ESTATE AGENT
Jarvis



Cedarwood Ashford Road, Harrietsham, Kent. ME17 1JS.

Offers in Excess of £525,000 Freehold

Property Summary

"The space on offer is incredible. This chalet home has been thoughtfully reconfigured and I was really impressed". - Matthew Gilbert, Branch Manager.

This excellent chalet home is situated at the bottom of a shingled private driveway. Originally built as a four bedroom property. It has been modified to create a beautiful well proportioned three bedroom home. Boasting a brand new fitted kitchen with Quartz worktops and shower room. The presentation is quite impressive. Added to all of this the property benefits from a newly fitted air conditioning.

Located in Harrietsham, this popular commuter village is located between the larger villages of Lenham and Bearsted. There is a primary school, mainline railway station, post office, two shops and gastro pub.

The property consists of an entrance hall, newly fitted kitchen, breakfast room, lounge, dining room, updated shower room and two double bedrooms with two sets of built in wardrobes.

To the first floor there is a study/landing area, another double bedroom and further bathroom.

Externally to the front there is a large shared shingled driveway leading to a single detached garage. To the rear there is a well proportioned garden which has mature shrubs and trees as well as an extensive patio area with new fencing to borders.

This home is extremely well presented and should be viewed at your earliest convenience to avoid disappointment.

Features

- Substantial Three Bedroom Chalet Home
- Driveway & Garage
- Two Bathrooms
- Private Cul-De-Sac
- Incredibly Well Presented
- EPC Rating: C
- Detached
- Four Receptions
- Double Glazing & Gas Central Heating
- Updated Kitchen & Shower Room
- Council Tax Band E

Ground Floor

Front Door To

Hall

Built in cupboard.

Breakfast Room

12' 7" x 10' 11" (3.84m x 3.33m) Double glazed window to front. TV point. BT point. Radiator.

Kitchen

16' 5" x 7' 8" (5.00m x 2.34m) Double glazed window and double glazed door to rear. Brand new fitted bespoke kitchen. Range of base and wall units with Quartz worktops. Sink and drainer. Five ring gas hob with stainless steel extractor above. Built in Smeg oven and grill. Integrated washing machine and dishwasher. Space for American style fridge/freezer. Localised tiling. Under cupboard lighting. Cupboard housing Ideal gas boiler.

Lounge

16' 3" x 13' 1" (4.95m x 3.99m) Double glazed French doors to rear. Radiator. Storage cupboard. TV point. Wall lights.

Dining Room

14' 6" x 12' 4" (4.42m x 3.76m) Double glazed French doors to rear. Double glazed obscured window to side. Radiator. Stairs to first floor. Air conditioning unit.

Inner Hall

Storage cupboard.

Bedroom One

14' 5" x 10' 2" (4.39m x 3.10m) Double glazed window to front. Radiator. Built in double wardrobe.

Bedroom Two

13' 11" x 8' 8" (4.24m x 2.64m) Double glazed window to front. Radiator. Built in double wardrobes.

Shower Room

Double glazed obscured window to side. Newly fitted suite comprising of low level WC, wash hand basin and walk in shower. Fully tiled walls. Heated towel rail. Extractor.

First Floor

Study Area

Double glazed Velux window to side. Double glazed Velux window to rear. Eaves storage. TV point.

Bedroom Three

14' 0" x 12' 7" (4.27m x 3.84m) Double glazed Velux window to front. Double double glazed Velux windows to rear. Radiator. Doors to eaves storage.

Bathroom

Double glazed Velux window to side. Suite comprising of low level WC, wash hand basin and panelled bathroom with shower attachment. Half tiled walls. Extractor.

Exterior

Front garden

Paved pathway to front door. Outside light. Side access. Shrubs and plants to front border. Electric points.

Driveway

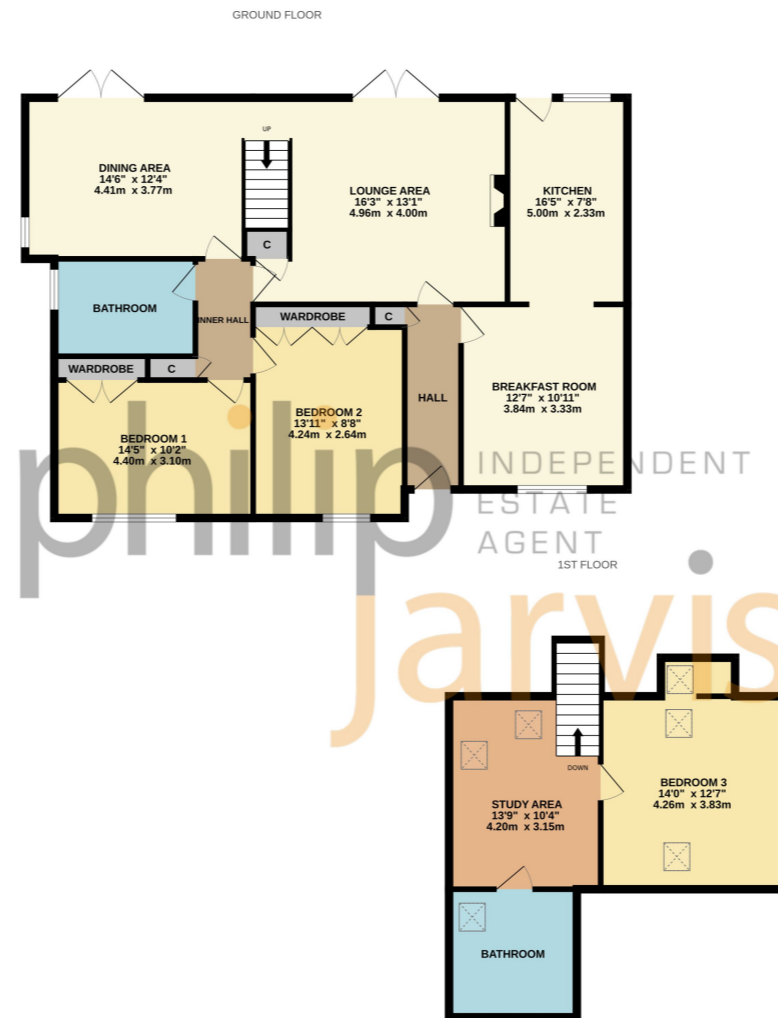
Shingled shared driveway leading to large parking area for several vehicles.

Garage

Single garage with electric up and over door. Double glazed window and double glazed door to side. Power and light. Electric car charging point.

Rear Garden

Mainly laid to lawn. Shrubs plants and trees to borders. Newly erected fencing to three borders. Extensive patio area with pedestrian side access. 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		82
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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