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philip INDEPENDENT  
ESTATE AGENT  
Jarvis



## 8 Malthouse Close, Lenham, Kent. ME17 2LQ.

£295,000 Freehold

### Property Summary

**"I really like these two bedroom semi-detached houses in the village and they always prove popular". -Philip Jarvis, Director.**

No onward chain with this house found in a cul-de-sac of just nine properties.

The ground floor is arranged with a sitting room and separate kitchen/breakfast room with modern fitted units. Upstairs there are two double bedrooms and a modern bathroom.

There is a shared driveway leading to a parking space and a 25ft enclosed garden with sunny aspect.

The centre of Lenham is within walking distance. There is a wide range of shops and amenities in the village. There are two schools and a railway station. The M20 motorway is found approximately five miles away at Leeds village.

### Features

- Two bedroom Semi Detached Home
- Cul-De-Sac Location
- Modern Bathroom Suite
- Off Road Parking For One Car
- Close To Village Centre
- Sitting Room & Modern Kitchen/Breakfast Room
- Double Glazing & Gas Central Heating
- No Forward Chain
- 25ft Sunny Aspect Garden
- EPC Rating: C



## **Ground Floor**

### **Front Door To**

### **Lounge**

14' 4" x 12' (4.38m x 3.65m) Two double glazed windows to front. Radiator. Stairs to first floor. Cupboard housing consumer unit. Understairs cupboard.

### **Kitchen/Breakfast Room**

12' x 8' 8" (3.67m x 2.63m) Double glazed window and door to rear. Range of modern base and wall units. Integrated washing machine. Electric oven with five ring gas hob and stainless steel extractor over. Integrated slimline dishwasher. White sink and drainer. Fridge/freezer. Wood effect flooring.

## **First Floor**

### **Landing**

Hatch to loft access.

### **Bedroom One**

12' 5" x 10' 1" narrowing to 7' 10" (3.78m x 3.07m) Two double glazed windows to front. Radiator.

### **Bedroom Two**

12' 2" x 8' 2" (3.71m x 2.48m) Double glazed window to rear. Radiator. Storage cupboard.

### **Bathroom**

Double glazed frosted window to side. Suite comprising of low level WC, wash hand basin and offset panelled bath with shower and glass screen. Chrome towel rail. Part tiled walls. Storage cupboard.

## **Exterior**

### **Front Garden**

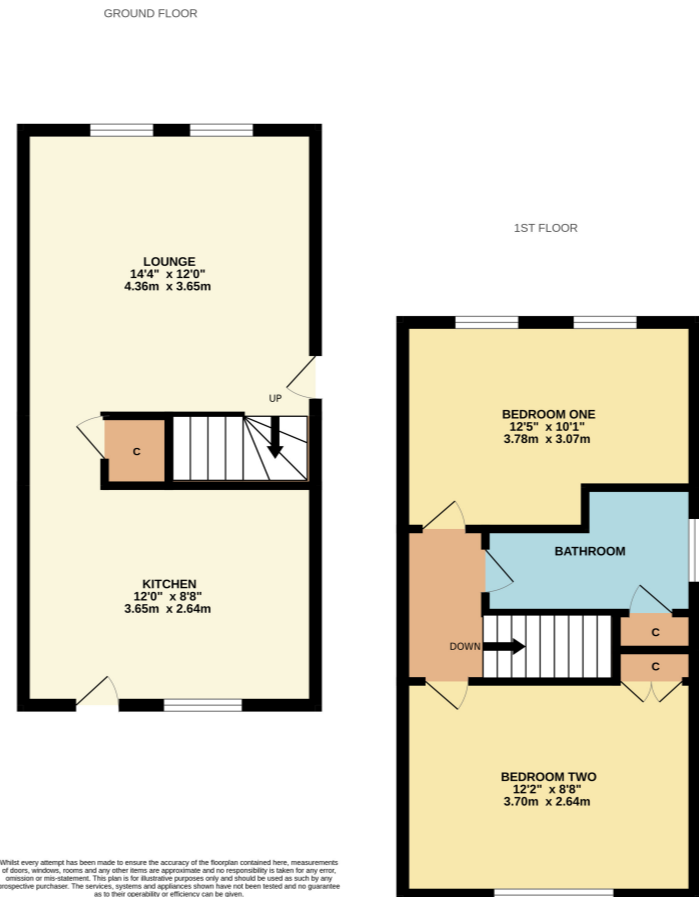
Mainly laid to lawn. Hedge to front boundary. Gate to rear garden.

### **Rear Garden**

Approximately 25ft in length. Mainly laid to lawn. Side gate. Garden shed.

### **Parking**

Shared driveway leading to a parking space for a single vehicle.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		100
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(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

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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