



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(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		

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 is included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.





3 Mills Court, Harrietsham, Kent. ME17 1GP.

Guide Price £350,000 Freehold

Property Summary

"This is just such a great home, the accommodation is just so versatile". - Matthew Gilbert, Senior Branch Manager.

\*\*GUIDE PRICE OF £350,000-£375,000\*\*

A modern three bedroom semi detached town house located within the popular Saxon Place Development in Harrietsham.

The accommodation to the ground floor is arranged to include an entrance hall, open plan kitchen living area, study or playroom.

To the first floor there is a large second reception room and master bedroom with ensuite whilst to the second floor there are two further double bedrooms and family bathroom.

Externally to the rear there is an enclosed garden which is laid to artificial lawn with a pathway that leads to the rear car port and parking area for at least two cars.

This extremely well presented home really needs to be seen to appreciate all on offer so please book a viewing without delay.

Features

- Three bedroom Semi Detached House
- Carport & Driveway
- Well Presented Throughout
- Enclosed Rear Garden
- EPC Rating: B
- Three Receptions
- NHBC Warranty
- Ensuite To Master Bedroom
- No Forward Chain

Ground Floor

Front Door To

Hall

Stairs to first floor. Radiator. Cupboard housing boiler, consumer unit, thermostat and BT point.

Kitchen/Diner

19' 11" x 12' 10" (6.08m x 3.92m) Double glazed windows and double glazed French doors to rear. Radiator. Understairs storage. Range of base and wall units. Integrated electric oven. Gas hob with extractor over. Space for white goods. Stainless steel sink and drainer.

Study/Playroom

9' 3" x 6' 1" (2.81m x 1.85m) Double glazed window to front. Radiator.

WC

Double glazed obscured window to side. Radiator. Low level WC, wash hand basin with splash back tiling. Extractor.

First Floor

Landing

Stairs to second floor. Radiator.

Lounge

12' 10" x 10' 2" (3.90m x 3.10m) Double glazed window to side. Two double glazed windows to front. BT & TV point. Radiator.

Bedroom One

9' 11" x 7' 6" (3.03m x 2.28m) Two double glazed windows to rear. bespoke built in wardrobes. Wall mounted thermostat. Radiator.

Ensuite

Suite comprising of low level WC, wash hand basin with splash back tiling and shower cubicle with fully tiled walls and retractable glass screen. Shaver point. Extractor. Radiator.

Second Floor

Landing

Radiator. Hatch to loft access.

Bedroom Two

11' 3" x 10' 8" (3.44m x 3.26m) Double glazed Velux window to rear. Radiator. Built in bespoke wardrobes. Cupboard housing water tank.

Bedroom Three

11' 3" x 7' 5" (3.43m x 2.25m) Double glazed window to front. Radiator. Built in bespoke wardrobes. Storage cupboard.

Bathroom

Suite comprising of low level WC, wash hand basin and panelled bath. Extractor. Radiator. Localised tiling. Radiator.

Exterior

Front Garden

Paved pathway to front door. One small lawned area and separate shingled area. Hedging to front border.

Rear Garden

Paved pathway to rear access. Outside tap. Mainly laid to artificial lawn. Rear pedestrian access.

Car Port

Single carport with an extra parking space.