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66 West Street, Harrietsham, Maidstone, Kent. ME17 1HU.

GUIDE PRICE £300,000 Freehold

Property Summary

****GUIDE PRICE OF £300,000-£325,000****

Available to the market is this incredibly well presented three bedroom cottage situated over three floors found in the sought after village of Harrietsham, Within the village there is a wide range of amenities and shops as well as a recently open gastro pub. There is access to junction 8 of the M20 as well as being in close proximity to Harrietsham mainline station to London Victoria.

To the ground floor you lead into a great open plan living space which consist of a lounge with log burner, dining area and kitchen, To the first floor there are two bedrooms and a family bathroom with a further double bedroom to the second floor.

Externally to the rear there is a well manicured rear garden with artificial lawn and summerhouse and mature plants to borders.

This home really is presented to the highest standard and needs to be seen to appreciate everything on offer so please book a viewing without delay.

Features

- Three Bedroom Mid Terraced Cottage
- Private Rear Garden
- Central Village Location
- Situated Over Three Floors
- Stunning Presentation
- Upstairs Bathroom
- Double Glazing & Gas Central Heating
- EPC Rating: E

Ground Floor

Front Door To

Lounge

14' 1" x 13' 1" (4.303m x 3.992m) Double glazed window to front. Radiator. Stairs to first floor landing. Tv & BT point. Cupboard housing consumer unit. Brick feature fireplace with log burner. Wall lights.

Dining Area

10' 4" x 7' 7" (3.162m x 2.310m) Radiator. Wall mounted thermostat.

Kitchen

14' 11" x 10' 0" (4.550m x 3.053m) Range of base and wall units. Localised tiling. Sink. Space for white goods and cooker. Range Master extractor included. Wall mounted gas boiler. Chrome radiator.

First Floor

Landing

Cupboard housing water tank with shelving. Stairs to second floor.

Bedroom One

13' 2" x 11' 5" (4.015m x 3.479m) Double glazed window to front. Radiator. Feature fireplace. Built in triple wardrobe and corner cupboard unit.

Bedroom Three

6' 5" x 8' 4" (1.961m x 2.547m) Double glazed window to rear. Radiator.

Bathroom

Double glazed frosted window to rear. Suite comprising of low level WC, wash hand basin with cupboard under and panelled bath with retractable screen. Double shower head separate attachment. Chrome heated towel rail.

Second Floor

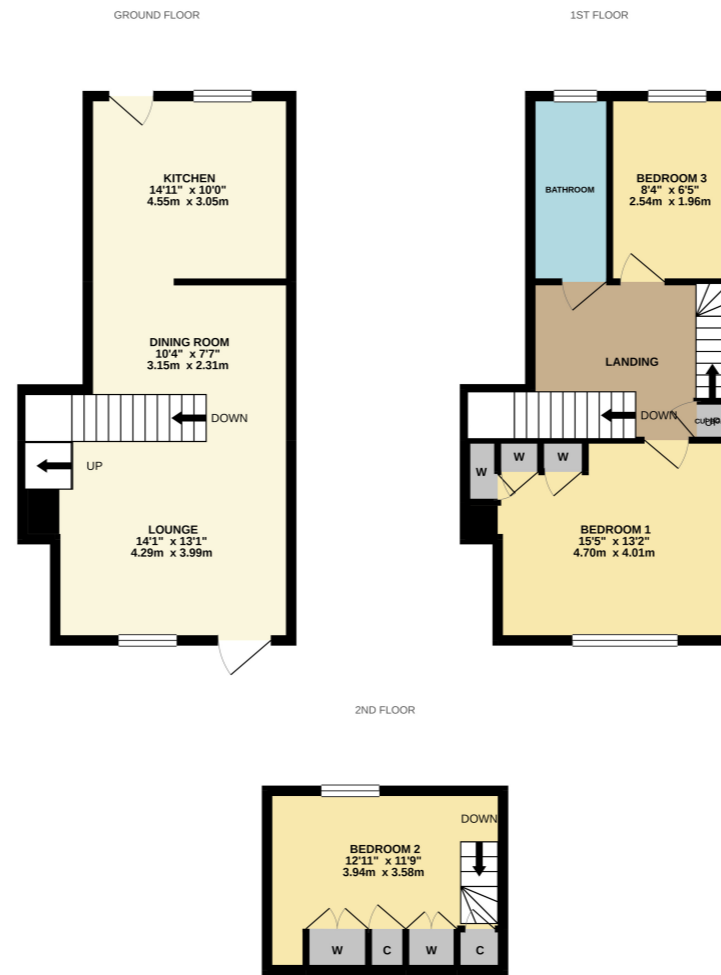
Bedroom Two

12' 11" x 11' 9" (3.931m x 3.593m) Double glazed window to rear. Radiator. Built in shelving units with two double wardrobes and drawers. Access to eaves storage.

Exterior

Rear Garden

Side pedestrian access. Paved patio area. Raised borders to both sides with shrubs and plants. Artificial lawned area. Separate raised patio area with summerhouse to remain.



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		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	50	
(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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