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jarvis





# The Burleigh A, Liberty View Old Ashford Road, Lenham, Maidstone, Kent. ME17 2DG.

£650,000

## Property Summary

“This is a high specification finish and I could not get over just how big all of the rooms are”. – Matthew Gilbert, Senior Branch Manager.

Philip Jarvis Estate Agent are thrilled to present to the market Plot 9 at the Liberty View Abbey Homes Development situated within Lenham village.

The Burleigh A offers an excellent layout to include a hallway, fabulous open plan kitchen/diner, large lounge, separate study and cloakroom/utility. To the first floor there is a master bedroom with ensuite, there further double bedrooms and a family bathroom.

Externally there are both front and rear garden as well as a double carport and parking.

As you would expect with an Abbey Home, the specification and finish is to the highest standard. Key features include timber front door with chrome ironmongery, under unit strip lighting to the kitchen units and Roca sanitary ware in all bathrooms. There is also a 10 year NHBC Building Warranty and two years of Home Customer Care Cover. Abbey Homes are also able to offer a range of incentives and assisted moving options regardless of your position with any related sale.

Located within walking distance to the village square, Lenham has so much to offer. The village is incredibly vibrant yet traditional offering a wide range of amenities to include shops, cafes and public houses. Lenham also has great commuter links with a direct line to London Victoria and the M20 via junction eight at Leeds which is nearby.

Show Homes are available to see now so please book a viewing without delay.

## Features

- Four Bedroom Detached Home
- Open Plan Kitchen/Diner
- Ensuite To Master Bedroom
- Useful Car Barn
- NHBC Warranty
- Council Tax Band TBC
- High Specification Throughout
- Two Reception Rooms
- Incentives Available
- Electric Charging Point
- EPC Rating: TBC

## Ground Floor

### Hall

### Lounge

19' 2" x 15' 9" (5.84m x 4.80m)

### Kitchen/Dining Area

12' 3" x 22' 9" (3.73m x 6.93m)

### Study

11' 10" x 8' 9" (3.61m x 2.67m)

### Utility/WC

## First Floor

### Landing

### Bedroom One

19' 2" x 12' 2" (5.84m x 3.71m)

### Bedroom Two

12' 6" x 11' 7" (3.81m x 3.53m)

### Bedroom Three

12' 6" x 10' 10" (3.81m x 3.30m)

### Bedroom Four

12' 4" x 10' 5" (3.76m x 3.17m)

### Bathroom

## Exterior

### Front Garden

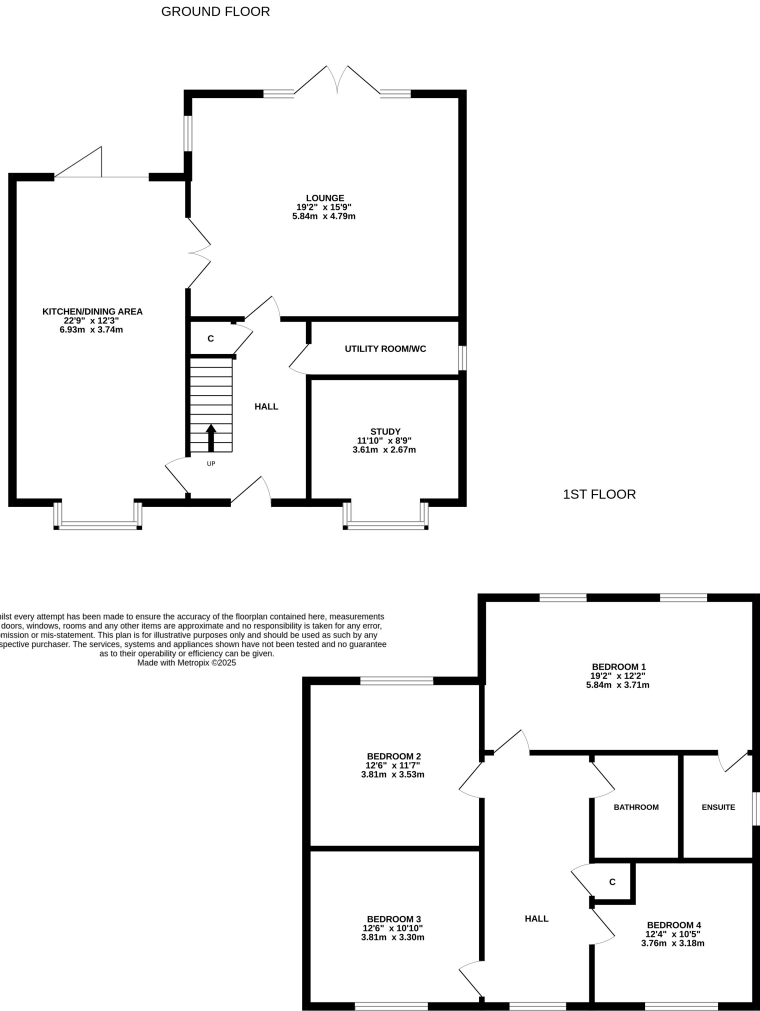
Paved pathway to front door. Lawned areas.

### Rear Garden

Laid to lawn and paved patio area.

### Car Barn

Double car barn and parking space.



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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