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Jarvis



16 Hatch Road, Lenham, Maidstone, Kent. ME17 2HL.

£345,000 Freehold

Property Summary

"I love the well thought out rear extension. It really opens up the ground floor nicely".- Matthew Gilbert, Branch Manager.

Presenting to the market for the first time in over sixty years is this truly well loved family home located in a popular cul-de-sac position within Lenham village. This extended home does require updating but offers great potential for the next lucky owner.

The property to the ground floor consists of a porch, 'L' shaped lounge and kitchen/diner which forms part of the extension. There is also a handy lean to utility room to the side. To the first floor there are three bedrooms and a shower room.

Externally there is both front and rear gardens with a driveway and garage to one side.

Lenham is an excellent commuter village with a wide range of facilities such as a primary and secondary school as well as shops and restaurants. The mainline station to London Victoria is within easy walking distance of the home and the M20 can be found at junction 8 via the A20 at Leeds Castle.

Added to this the home has double glazing and is being offered to the market with no forward chain so please arrange a viewing at your earliest convenience to avoid disappointment.

Features

- Extended Three Bedroom Home
- Cul-De-Sac Location
- Garage & Driveway
- Council Tax Band C
- Semi Detached
- Some Updating Required
- No Forward Chain
- EPC Rating: E

Ground Floor

Front Door To

Porch

Double glazed window to front. Door to

Lounge

Double glazed window to front. Stairs to first floor with cupboard underneath. Gas fireplace with back boiler. Thermostat. TV point. Wall light.

Kitchen

Double glazed window to rear. Double glazed door to side access. Radiator. BT point. Extensive range of base and wall units with breakfast bar area. Sink and drainer. Integrated electric oven. Gas hob with extractor over. Space for white goods. Localised tiling. Wall lighting.

Dining Area

Double glazed sliding door to rear access. Radiator.

Lean To Utility Room

Door to rear access. Plumbing for washing machine.

First Floor

Landing

Double glazed obscured window to side. Hatch to loft access. Storage cupboard.

Bedroom One

Double glazed window to rear. Radiator.

Bedroom Two

Double glazed window to front. Radiator.

Bedroom Three

Double glazed window to front. Radiator.

Shower Room

Double glazed window to rear. Suite comprising of low level WC, wash hand basin and shower cubicle. Fully tiled walls. Radiator. Cupboard housing water tank.

Exterior

Front Garden

Lawned area to one side. Shrubs and flower borders to opposite sides. Side access. Outside lights.

Rear Garden

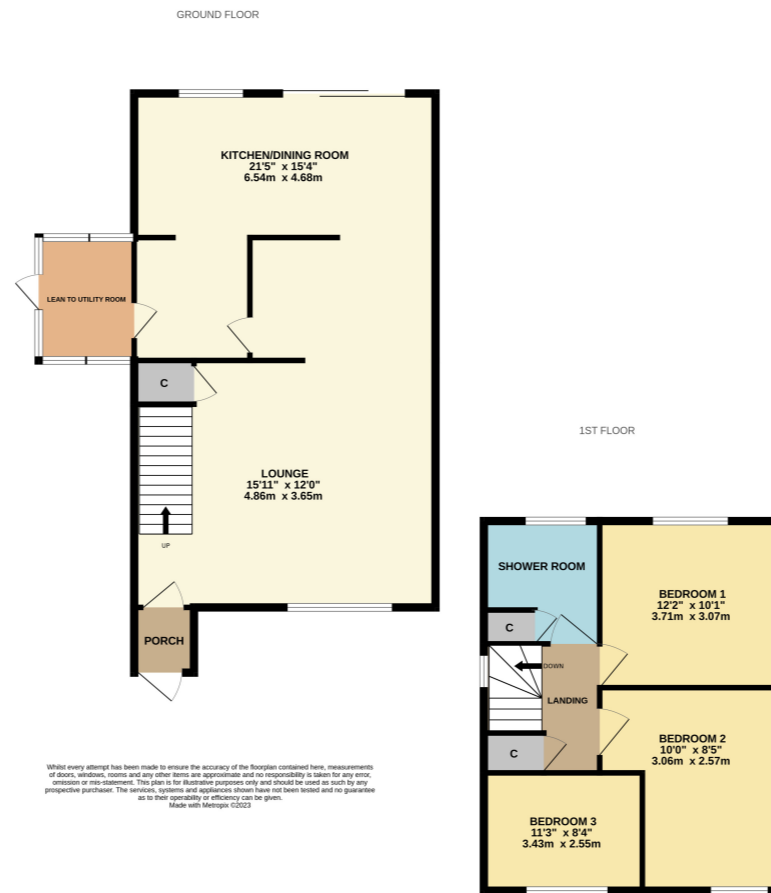
Mainly laid to lawn. Mature shrubs, plants and trees. Paved patio area. Outside tap. Side access. Covered passage way with access to garage. Water butt.

Parking

Driveway to front. Leading to

Garage

Up and over door. Pedestrian access to rear garden.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(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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