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1 Ham Lane, Lenham, Maidstone, Kent. ME17 2LJ.

Guide Price £450,000 Freehold

Property Summary

"What an opportunity this is for someone to return this house to its former glory". - Sam Newman, Senior Sales Executive.

****GUIDE PRICE OF £450,000-£475,000****

For the first time in nearly forty years, 1 Ham Lane is available to the market. This four bedroom detached house is in need of modernisation but its proximity to Lenham village is a real bonus.

Upon entering the property you are greeted with a large hallway with the original Parquet flooring still in place. All ground floor rooms are accessed via the hallway, including the integral garage, which could be converted into another reception room or bedroom. There is a large lounge with bay window and open fireplace, a dining room and kitchen overlooking the rear garden. There is also a separate cloakroom.

To the first floor there are four well proportioned bedrooms along with the family shower room.

Externally the rear garden is approximately 40ft in length. Mainly laid to lawn with two vegetable patches and a storage container. To the side there is a carport and further large driveway to the front for several vehicles.

Lenham is an ever popular village with a range of shops, restaurants and amenities. Along with primary and secondary schools. There are great commuter links with a mainline railway station to London Victoria, the 10x bus between Ashford and Maidstone and access to the M20 at junction eight.

1 Ham Lane is being sold with no forward chain so please arrange a viewing today.

Features

- Four Bedroom Detached House
- Garage & Ample Parking
- Renovation Opportunity
- Council Tax Band E
- Two Reception Rooms
- No Forward Chain
- Popular Lenham Location
- EPC Rating: TBC

Ground Floor

Front Door To

Hall

Two obscured windows to front. Radiator. Alarm panel. Parquet flooring. Recess light. Door to integral garage. BT point.

Lounge

21' 6" x 10' 3" (6.55m x 3.12m) Double glazed bay window to side. Fireplace. TV point. Wall lights. Ceiling fan. Fitted carpet.

Dining Room

11' 11" x 10' 2" (3.63m x 3.10m) Double glazed window to front . Door to side into garden. Radiator. Wooden flooring.

Kitchen

13' 10" x 7' 0" (4.22m x 2.13m) Double glazed window to side. UPVC double glazed door to rear with obscured glass. Range of shaker style base and wall units. Stainless steel one and a half sink unit. Space for fridge, washing machine and dishwasher. Freestanding oven with hob. Extractor with light. Localised tiling. Tiled floor. Floor standing gas boiler.

Cloakroom

Double glazed obscured window to rear. Low level WC. Pedestal sink. Storage cupboard. Half tiled walls. Cork flooring tiles.

First Floor

Landing

Double glazed window to rear. Wooden flooring. Cupboard housing water tank. Loft hatch.

Bedroom One

15' 0" x 10' 3" (4.57m x 3.12m) Double glazed bay window to side. Radiator. Fitted carpet.

Bedroom Two

15' 0" x 8' 7" (4.57m x 2.62m) Double glazed window to front and side. Radiator. Built in wardrobes.

Bedroom Three

10' 2" x 10' 0" (3.10m x 3.05m) Double glazed windows to front. Radiator. Fitted carpet.

Bedroom Four

10' 4" x 7' 0" (3.15m x 2.13m) Double glazed window to side. Radiator. Fitted carpet.

Bathroom

Double glazed obscured window to side. Low level WC. Sink with storage. Corner shower cubicle. Two tiled walls. Shaver point with light. Mirror with light. Laminate flooring. Heated towel rail.

Exterior

Front Garden

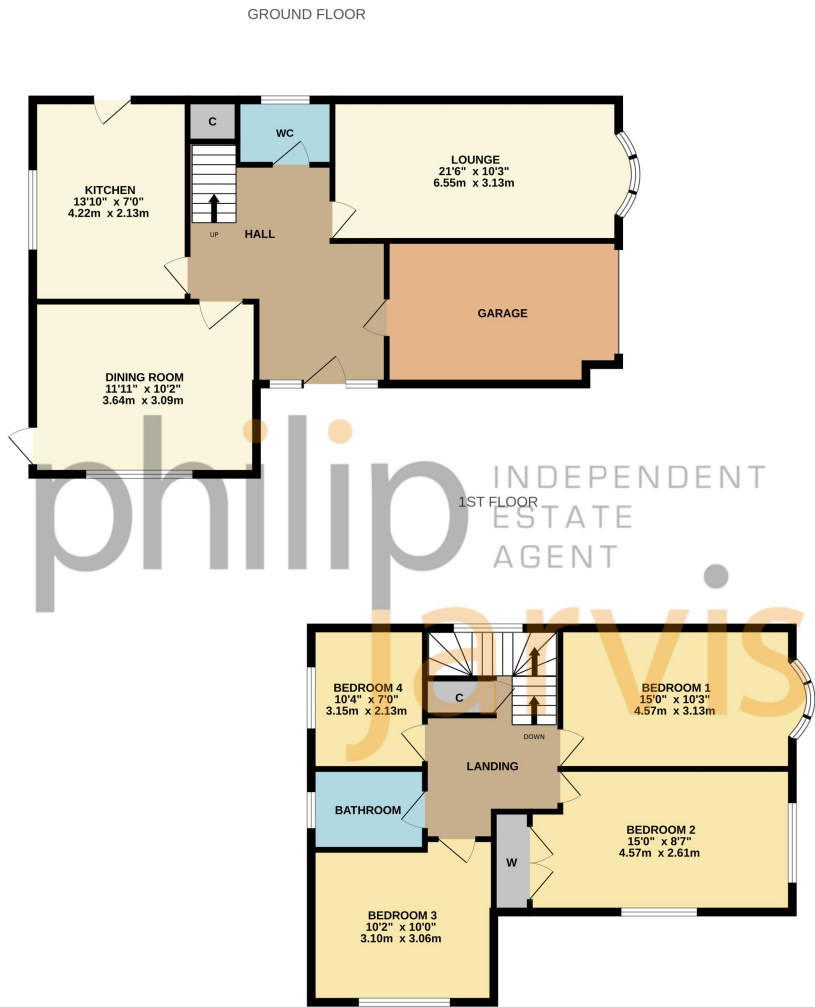
Metal railing fence. Lawned area to one side. Decorative feature to boundary. Driveway and car port for several vehicles. Metal gates. Pedestrian access to rear garden. Outside light.

Rear Garden


Patio area. Mainly laid to lawn. Raised planting area and two vegetable patches. Storage container and water butt. Enclosed garden with pedestrian access either side.

Garage

Up and over door. Meters and consumer unit.



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+) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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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.