



philip jarvis
INDEPENDENT ESTATE AGENT
01622 858241
www.philipjarvis.co.uk
FOR SALE

119

philip jarvis
INDEPENDENT ESTATE AGENT



119 High Street, Lenham, Kent. ME17 2LB.

GUIDE PRICE £525,000 Freehold

Property Summary

"I think this is such an imposing home with an impressive plot size". - Matthew Gilbert, Senior Branch Manager.

****GUIDE PRICE- £525,000-£550,000****

Welcoming to the market an incredibly versatile and spacious detached home found within Lenham village.

The property has a flexible layout to accommodate a multi generational family and has the potential for a self contained annexe.

The layout offers a large porch, entrance hall, kitchen/breakfast room, boiler room, lounge with log burner and dining area. To the side of the home the annexe consists of a walk in shower room and two large further rooms.

To the first floor there are three bedrooms and a family bathroom.

Externally the property sits on a substantial plot and offers a large front and rear garden. There is also an oak framed double garage and carport to one side.

Added to all of this the property benefits from UPVC double glazing throughout and is offered to the market with no forward chain.

Lenham is a most popular village found between Ashford and Maidstone. It offers a wide range of amenities to include many shops, both a primary and secondary school and a railway station. There is access to the M20 motorway at Leeds village approximately five miles away.

Please book a viewing at your earliest convenience to avoid disappointment.

Features

- ****GUIDE PRICE- £525,000-£550,000****
- Double Garage & Carport
- Three Reception Rooms
- Annexe Potential
- Council Tax Band D
- Three/Four Bedroom Detached Home
- Substantial Plot
- Two Bathrooms
- No Forward Chain
- EPC Rating: D

Ground Floor

Front Door To

Porch

Double glazed obscured window to front. Window to rear. Door to hallway. Door to annexe lounge. Radiator. Cupboard housing consumer unit.

Hall

Stairs to first floor with cupboard underneath. Radiator.

Lounge

Double glazed window to front. Radiator. TV point. Log burner.

Dining Room

Two double glazed windows to side. Double glazed French doors to rear.

Kitchen/Breakfast Room

Double glazed window to side. Double glazed French doors to rear. Range of base and wall units. Sink and drainer. Space for range cool with extractor above. Space for tall fridge/freezer. Integrated dishwasher. Localised tiling. Radiator. Larder cupboard.

Boiler Room

Wall mounted gas boiler. Space for washing machine. Hanging rail.

Annexe Lounge

Double glazed window to front and side. Radiator.

Bedroom Four

Double glazed window to side. Radiator. Built in double sliding wardrobes.

Shower Room

Double glazed obscured window to rear. Suite comprising of low level WC, wash hand basin and walk in shower cubicle. Extractor. Heated towel rail. Part tiled walls.

First Floor

Landing

Double glazed window to side. Hatch to loft access. Storage cupboard with shelving.

Bedroom One

Double glazed window to side and rear. Radiator. Built in double wardrobe.

Bedroom Two

Double glazed window to front and side. Radiator. TV point.

Bedroom Three

Double glazed window to front. Radiator.

Bathroom

Double glazed obscured window to rear. Chrome heated towel rail. Localised tiling. Suite comprising of low level WC wash hand basin and panelled bath with shower attachment over and glass screen.

Exterior

Front

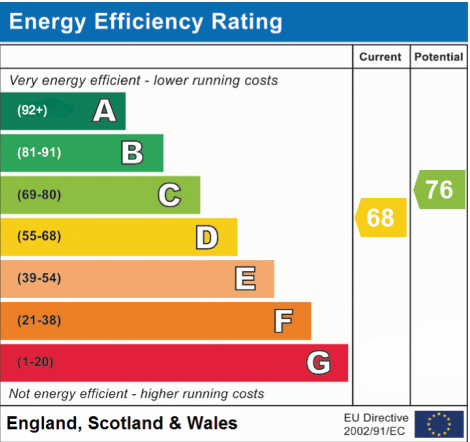
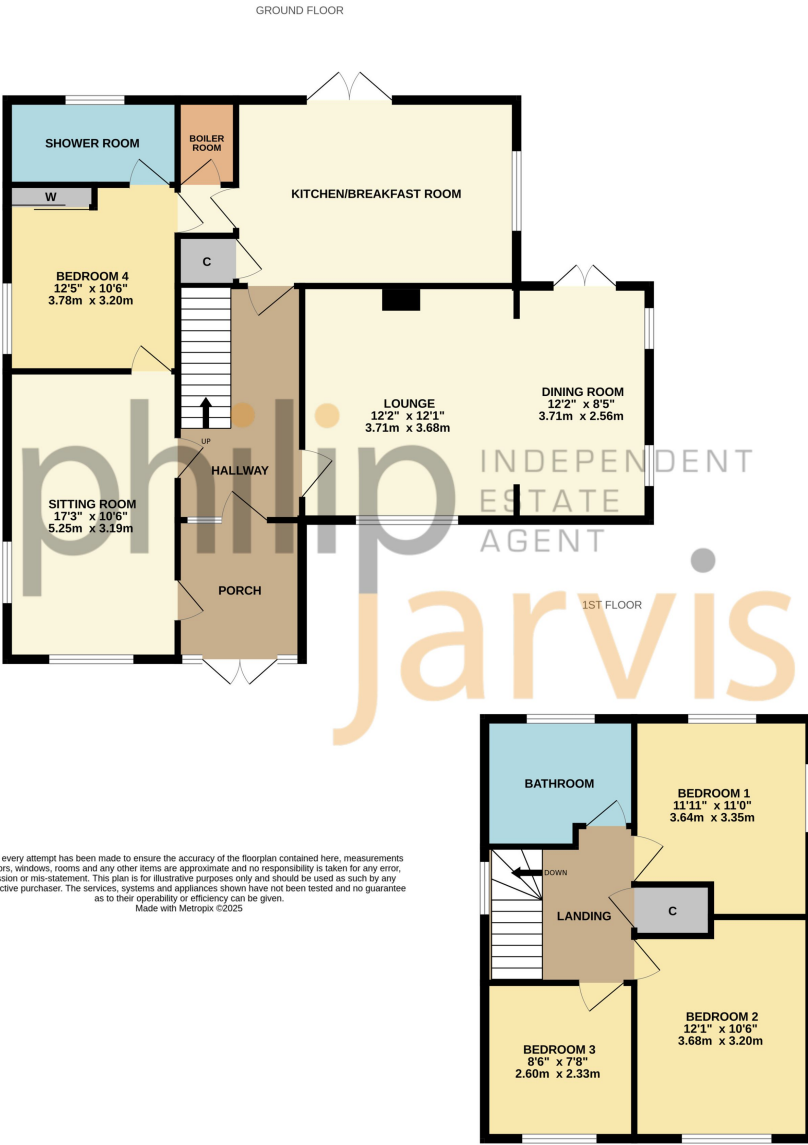
Lawned area. Mature shrubs and trees to borders. Shingled area. Side access.

Double Garage & Carport

Five bar gate leading to extensive parking area for several vehicles. Oak framed double garage with electric up and over doors. Carport to one side.

Rear Garden

Mainly laid to lawn. Shrubs and trees to borders. Paved patio area and footpath. Shed to remain. Outside light. Outside tap with hose. Pedestrian side access.



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.

