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**21 Robins Avenue, Lenham, Kent. ME17 2HW.**

**£345,000 Freehold**

## Property Summary

"I love the rear extension to this home, it really opens up the living space". - Matthew Gilbert, Branch Manager.

Available to the market is this incredibly well presented extended three bedroom semi detached home located within walking distance to the popular village of Lenham.

To the ground floor there is a porch, open plan 'L' shaped lounge, dining room, kitchen breakfast/room and WC. To the first floor there are three bedrooms and a shower room.

Externally to the front there is a large driveway that leads a to a garage. To the rear there is a superb rear garden that has an easterly facing aspect and backs onto the village allotment.

Added to all of this the property is being offer with no forward chain.

Lenham is a popular village that boasts a fantastic community with shops, restaurants, public houses and schools. There is also easy access to the M20 as well as a mainline railway to London Victoria.

Please book a viewing without delay.

## Features

- Three Bedroom Semi Detached Home
- Large Driveway & Garage
- Downstairs WC
- No Forward Chain
- EPC Rating: C
- Ground Floor Extension
- Double Glazed & Gas Central Heating
- Two Reception Areas
- Council Tax Band D

**Ground Floor**

**Front Door To**

**Porch**

Double glazed obscured windows to both front and side. Coat hooks.

**Lounge**

22' 7" x 15' 10" (6.88m x 4.83m) Double glazed window to front.  
Double glazed French doors to rear. Stairs to first floor with cupboard underneath. Stair lift. Two radiators.

**Dining Room**

7' 0" x 9' 11" (2.13m x 3.02m) Radiator. Two cupboards. Dado rail.

**Kitchen/Breakfast Room**

15' 3" x 7' 1" max (4.65m x 2.16m) Two double glazed windows to rear. Double glazed window and door to side. Range of base and wall units. Sink and drainer. Electric oven with gas hob and extractor over. Integrated tall fridge/freezer, dishwasher and washing machine. Localised tiling. Breakfast bar. Radiator. Internal door to cloakroom and garage.

**Cloakroom**

Obscured window to side. Half tiled walls. Low level WC.

**First Floor**

**Landing**

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

**Bedroom One**

12' 5" x 9' 11" (3.78m x 3.02m) Double glazed window to rear. Radiator. Built in triple wardrobe.

**Bedroom Two**

10' 2" x 10' 1" (3.10m x 3.07m) Double glazed window to front. Radiator.

**Bedroom Three**

7' 4" x 6' 11" (2.24m x 2.11m) Double glazed window to front. Radiator.

**Bathroom**

Double glazed obscured window to rear. Suite comprising of low level WC, wash hand basin and double shower cubicle with retractable glass screen. Chrome heated towel rail. Fully tiled walls.

**Exterior**

**Front**

Shrub borders to one side. Raised brick bedding border to opposite side. Side access.

**Rear Garden**

Mainly laid to lawn. Shrub border to one side. Paved pathway leading to patio area. Raised brick beds. Greenhouse and shed to remain.

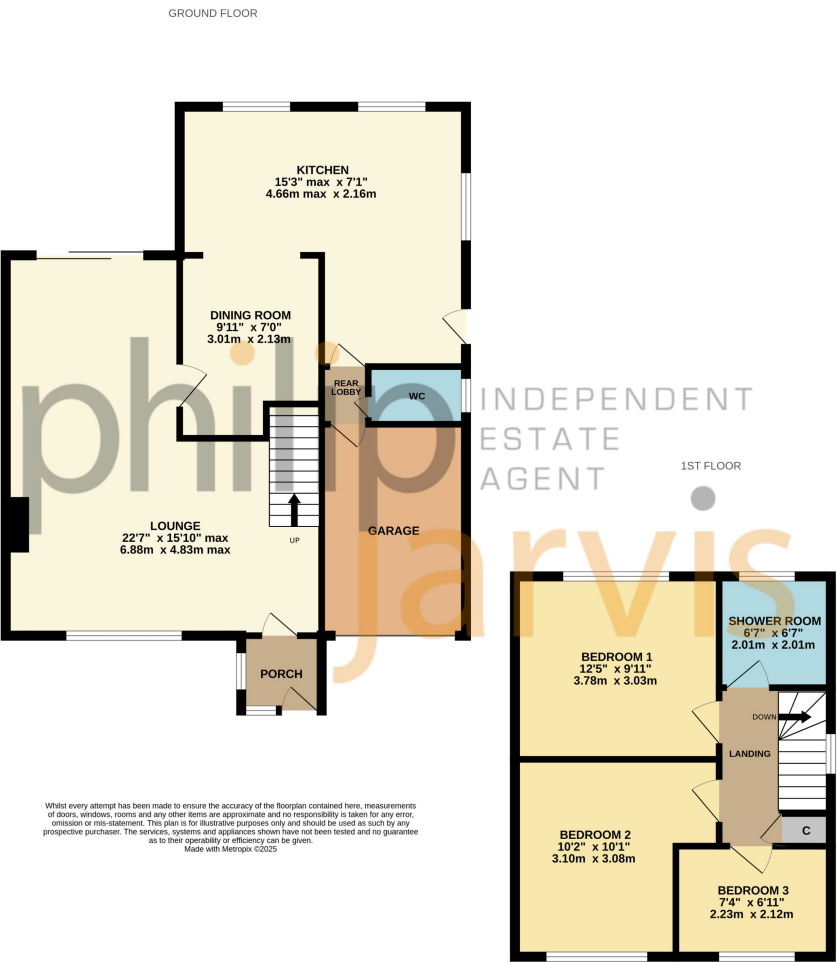
**Parking**

Large driveway for several vehicles leading to

**Garage**

Double door. Power and light. Wall mounted combination Worcester boiler. Extensive shelvng and work bench.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	70
(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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