



philip INDEPENDENT  
ESTATE AGENT  
Jarvis



**12 Hay Meadow, Lenham, Maidstone, Kent. ME17 2FG.**

**£635,000 Freehold**

## Property Summary

"I know why the current owners chose this plot. It is a light and airy house, found on a corner plot with no properties directly opposite to the front". - Philip Jarvis, Director.

A four bedroom detached house built approximately two years ago by Jones Homes in Lenham.

This house sits on an enviable corner plot towards one corner of the Development. The property is impeccably presented and an early viewing comes most recommended.

The double fronted accommodation is arranged downstairs with a dual aspect sitting room with square bay window to front and further bay window to side. To the other side of the hallway is an open plan through kitchen/dining room with modern units, another square bay window and double doors onto the garden. There is also a utility room and cloakroom.

Upstairs the master bedroom boasts an ensuite shower room and there are three further bedrooms and large four piece family bathroom with a bath and separate shower cubicle.

The gardens are access off the kitchen/dining room and even in the short time the owners have lived here have started to develop the garden. There is a patio area with a fixed structured pergola ideal for relaxing and entertaining in all weathers. There is also access to the garage.

In addition to the garage and driveway there is an additional parking space.

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.

An internal viewing comes most recommended to fully appreciate everything this property has to offer.

## Features

- Modern Four Bedroom Detached House
- Desirable Corner Plot
- Kitchen/Dining Room With Double Doors Onto Garden
- Open Aspect To The Front
- Garage & Driveway
- Council Tax Band F
- Immaculately Presented House
- Dual Aspect Sitting Room
- Useful Utility Room & Cloakroom
- Attractive Maturing Garden To Side
- EPC Rating: B

## **Ground Floor**

### **Entrance Door To**

### **Hall**

Stairs to first floor. Radiator. Vinyl plank flooring. Thermostat for downstairs.

### **Cloakroom**

White suite of low level WC and small pedestal hand basin. Extractor. Part tiled walls.

### **Sitting Room**

23' 7" x 10' 6" (7.19m x 3.20m) Double glazed bay window to front. Double glazed bay window to side. Two radiators.

### **Kitchen/Diner**

Dining area - 14' 3" max x 10' 10" (4.34m x 3.30m) Kitchen area - 10' 10" x 9' 3" (3.30m x 2.82m) Double glazed square bay window to front,. Double glazed doors to side leading onto patio area. Double glazed window to side. Range of base and wall units. Stainless steel one and a half bowl sink unit. Neff electric oven. Neff four ring gas hob with extractor over. Neff integrated dishwasher. Integrated fridge/freezer. Breakfast bar. Downlighting. Tiled floor. Two radiators.

### **Utility Room**

Double glazed doors to rear. Two base units. Worktop with sink unit. Plumbing for washing machine. Cupboard housing boiler. Tiled floor. Radiator.

## **First Floor**

### **Landing**

Radiator. Airing cupboard.

### **Bedroom**

11' 10" x 10' 8" (3.61m x 3.25m) Double glazed window to front. Two sets of double wardrobe cupboards. Radiator. Door to

### **Ensuite Shower Room**

Double glazed frosted window to front. White suite of low level WC, vanity hand basin with marble effect top and shower cubicle with Aqualisa shower unit. Remote shower button. Chrome towel rail. Fully tiled walls and floor. Downlighting. Extractor.

### **Bedroom Two**

11' 0" x 10' 10" (3.35m x 3.30m) Double glazed window to front. Radiator.

### **Bedroom Three**

10' 10" x 9' 9" (3.30m x 2.97m) Double glazed window to side. Radiator.

### **Bedroom Four**

8' 11" x 7' 8" (2.72m x 2.34m) Double glazed window to side. Radiator.

### **Bathroom**

Double glazed frosted window to rear. White four piece suite of low level WC, pedestal hand basin and panelled bath with shower attachment. Separate shower cubicle with Aqualisa shower unit. Remote shower button. Chrome towel rail. Fully tiled walls and floor. Downlighting. Extractor.

### **Exterior**

#### **Front Garden**

Well stocked shrub beds and flower beds. Small area of lawn to the front with a further area of lawn and hedging to one side. Path to front door.

#### **Side Garden**

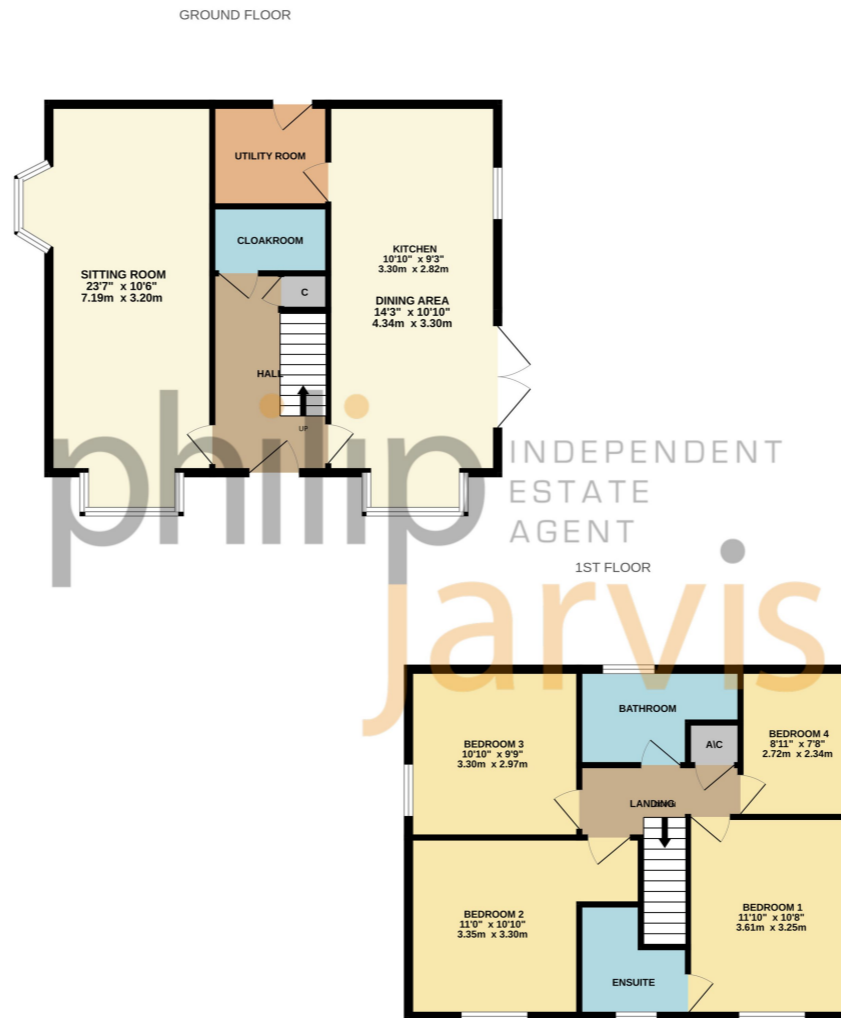
Approximately 35ft in length. Extensive patio area with a fixed structure pergola with opening roof and sides creating an ideal area to relax and entertain. Maturing shrub beds. Path to garage and side of house.

#### **Garage**

Driveway leads to garage. Power and lighting. Door to garden. There is an additional parking space to one side of the garage. There is also an electric charging point.

#### **Agents Note**

The development has a service charge. The initial charge for 2023 was £267 per annum.



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.  
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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.



Viewing Strictly By Appointment With

