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ESTATE AGENT
Jarvis



12 Matthews Avenue, Harrietsham, Maidstone, Kent. ME17 1GJ.

£385,000 Freehold

Property Summary

"What I love about this style of house is the amount of flexible space arranged over three floors" - Philip Jarvis, Director.

No onwards chain with this three/four bedroom semi detached house found within a popular modern development in Harrietsham.

Downstairs there is a large kitchen/diner with double doors onto the garden, useful study/fourth bedroom and cloakroom. On the first floor there is the sitting room and master bedroom with ensuite shower room and on the top floor are two further bedrooms and family bathroom.

The property has also just redecorated and also benefits from double glazing and gas central heating.

There is an enclosed rear garden and a garage and driveway to one side of the house.

Harrietsham is a popular village with a primary school, railway station, two shops, post office and gastro pub. The large village of Lenham is only a short drive and the M20 and Maidstone are easily accessed.

Features

- Three Bedroom Semi Detached House
- Large Kitchen/Diner & Separate Sitting Room
- Ensuite To Master Bedroom
- Garage & Driveway To Side
- Popular Modern Development
- Council Tax Band E
- Arranged Over Three Floors
- Downstairs Study/Potential Fourth Bedroom
- Enclosed Rear Garden
- No Onward Chain
- EPC Rating: B

Ground Floor

Front door to

Hall

Stairs to first floor. Radiator. Double cupboard housing boiler. Laminate flooring.

Kitchen/Diner

22' 8" max into window recess and French door x 12' 8" max (6.91m x 3.86m) Double glazed windows and double glazed French doors to rear. Radiator. Understairs cupboard. Range of base and wall units. Integrated electric oven. Gas hob with extractor over. Dishwasher. Space for white goods. Stainless steel one and a half bowl sink unit. Laminate floor.

Study/Bedroom Four

9' 2" x 6' 2" (2.79m x 1.88m) Double glazed window to front. Radiator. Laminate flooring. Range of cupboards. Worktops.

Cloakroom

Double glazed obscured window to side. Radiator. Low level WC, pedestal wash hand basin with splash back tiling. Extractor. Shelving. Laminate flooring.

First Floor

Landing

Stairs to second floor. Radiator. Fitted carpet.

Lounge

12' 8" x 11' 8" narrowing to 10' 2" (3.86m x 3.56m) Two double glazed windows to front. Double glazed window to side. Fitted carpet. Radiator.

Bedroom One

10' 6" to wardrobe door x 9' 10" (3.20m x 3.00m) Two double glazed window to rear. Radiator. Built in wardrobe cupboards to one wall.

Ensuite

Suite comprising of low level WC, wash hand basin with splash back tiling and shower cubicle with fully tiled walls and retractable glass screen. Shaver point. Extractor. Radiator. Laminate floor.

Second Floor

Landing

Radiator. Hatch to loft access. Door to

Bedroom Two

12' 8" x 11' 4" (3.86m x 3.45m) Double glazed Velux window to rear. Radiator. Wardrobe cupboards. Airing cupboard. Fitted carpet.

Bedroom Three

12' 8" x 7' 5" plus doorwell and window recess (3.86m x 2.26m) Double glazed window to front. Radiator. Storage cupboard. Fitted carpet.

Bathroom

Suite comprising of low level WC, wash hand basin and panelled bath. Extractor. Radiator. Localised tiling. Laminate floor.

Exterior

Front Garden

Small area to front with shrub borders. Path to front door.

Rear Garden

Approximately 25ft in length. Laid to lawn with patio area. Small recess. Storage area.

Garage

Driveway leading to garage up and over door. Power and lighting. Pedestrian door to rear.



While 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 misstatement. 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 is to their quantity or efficiency on the plan.
Made with SketchUp (2022)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(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.

