

8 Malthouse Close | Lenham |  
MAIDSTONE | ME17 2LQ

- Two bedroom Semi Detached Home
- Cul-De-Sac Location
- Impressive Condition Throughout
- Double Glazing & Gas Central Heating
- Close To Village Centre
- Off Road Parking
- EPC Rating: C



# 8 Malthouse Close | Lenham | MAIDSTONE | ME17 2LQ

Presenting this modern two bedroom semi detached home offered in a beautiful condition throughout and located in a cul-de-sac found in the heart of Lenham village.

To the ground floor there is a good sized lounge and separate kitchen. Whilst to the first floor there are two double bedrooms and a family bathroom.

Externally there are front and rear garden which are both laid to lawn. Added to this the property has off road parking, double glazing and gas central heating.

## Ground Floor

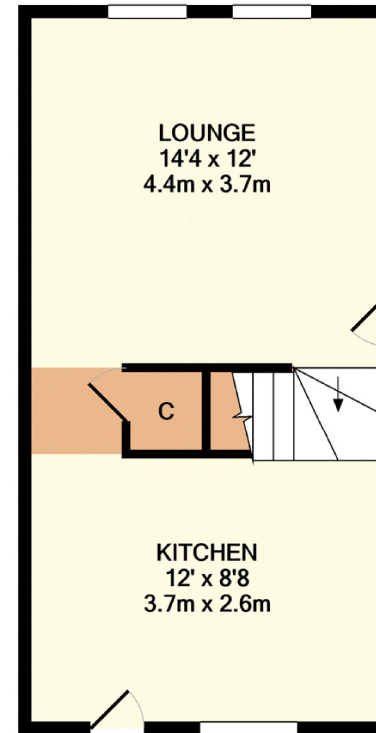
### Front Door To

#### Lounge

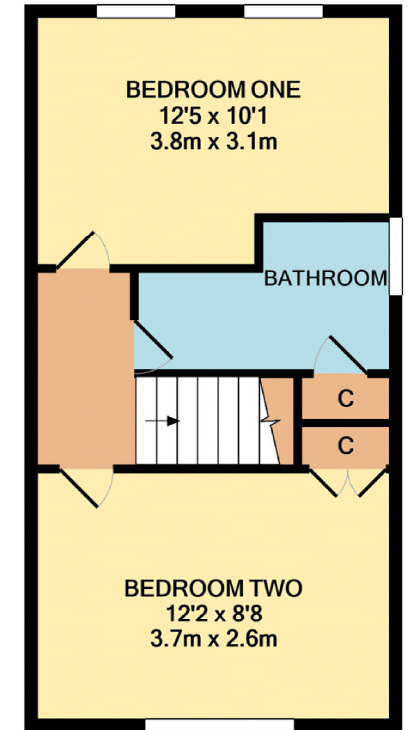
14' 4" x 12' (4.38m x 3.65m) Two double glazed windows to front. TV and BT point. Radiator. Stairs to first floor landing. Cupboard housing consumer unit. Wall mounted thermostat. Understairs cupboard.

#### Kitchen

12' x 8' 8" (3.67m x 2.63m) Double glazed window and door to rear. Radiator. Range of base and wall units. Integrated washing machine, electric oven with five ring gas hob and stainless steel extractor over. Integrated dishwasher. Sink and drainer. Space for fridge/freezer.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## First Floor

### Landing

Hatch to loft access.

### Bedroom One

12' 5" x 10' 1" narrowing to 7' 10" (3.78m x 3.07m) Two double glazed windows to front. Radiator. TV point.

### Bedroom Two

12' 2" x 8' 2" (3.71m x 2.48m) Double glazed window to rear. Radiator. Storage cupboard.

### Bathroom

Double glazed obscured window to side. Half tiled walls. Chrome heated towel rail. Storage cupboard. extractor. Suite comprising of low level WC, wash hand basin and 'P' shaped panelled bath with overhead shower and retractable glass screen.

## Exterior

### Front Garden

Mainly laid to lawn. Shingled area. Raised hedge to front

boundary. Side access. Outside light.

### Rear Garden

Mainly laid to lawn. Side access. Outside tap.

### Parking

Shared driveway leading to parking for single vehicle.



## Local Information

Lenham is a well served village with a full range of local amenities. There is also a mainline railway station, with access to both Ashford and London. The M20 motorway is also found approximately five miles away.

## Directions

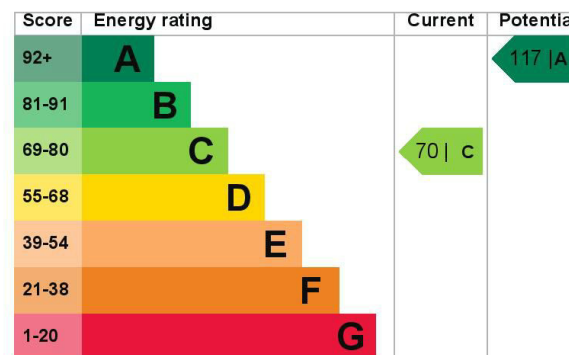
On leaving the office proceed along the High Street out of the village. Having passed the fire station take the first right onto Ham Lane by the cricket pitch. Approximately 100 metres on your left will be Malthouse Close and the house will be directly in front of you.



Viewing strictly by appointment with  
 Philip Jarvis Estate Agent  
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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 the 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 contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO2) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

### Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says 'assumed', it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 270 mm loft insulation	Good
Window	Fully double glazed	Average