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21 Beacon Road, Lenham, Maidstone, Kent. ME17 2HJ.

£320,000 Freehold

## Property Summary

"I think this house is a great opportunity for a family to make their mark and bring this property to its full potential". - Matthew Gilbert, Branch Manager.

Presenting to the market this three bedroom semi detached home that has been extended to the front as well as the rear which really opens up the ground floor.

The property comprises of a porch, open plan lounge/dining room, separate kitchen and cloakroom. To the first floor there are three bedrooms and a wet room. Externally there is ample parking and a garage to one side whilst to the rear there is a simple and neat garden that offers a southerly aspect.

This home is located in the popular village of Lenham that offers a bustling village centre with a range of shop and facilities as well as great commuter links which include a mainline railway station to London and easy M20 access via junction 8 for Leeds Castle.

Added to all of their the property is available with full vacant position so please book a viewing without delay.

## Features

- Extended Three Bedroom Semi Detached House
- Garage & Driveway
- Updating Required Throughout
- Village Location
- Council Tax Band C
- Vacant Possession
- UPVC Double Glazing
- South Facing Garden
- EPC Rating: TBC

## **Ground Floor**

### **Front Door To**

### **Porch**

Radiator. Alarm panel. Internal window.

### **Cloakroom**

Double glazed obscured window to front. Radiator. Low level WC and wash hand basin with splash back tiling.

### **Lounge/Dining Room**

15' 9" x 9' 9" X 15' 10" x 12' 1" (4.80m x 2.97m) X (4.83m x 3.68m)

Double glazed window to front. Double glazed window to rear.

Double glazed French doors to rear. Two radiators. Open fireplace with brick surround. TV & BT point. Stairs to first floor landing with cupboard underneath.

### **Kitchen**

18' 1" x 7' 4" (5.51m x 2.24m) Double glazed window to rear. Double glazed door to rear. Radiator. Extensive range of base and wall units. Sink and drainer. Double oven and gas hob. Space for all white appliances. Localised tiling.

## **First Floor**

### **Landing**

Double glazed obscured window to side. Hatch to loft access.

### **Bedroom One**

12' 2" x 9' 8" (3.71m x 2.95m) Double glazed window to rear. Built in wardrobes. Radiator. TV point.

### **Bedroom Two**

10' 3" x 9' 11" (3.12m x 3.02m) Double glazed window to front. Radiator.

### **Bedroom Three**

7' 3" x 7' 0" (2.21m x 2.13m) Double glazed window to front. Radiator. Built in wardrobe.

### **Shower Room**

Double glazed obscured window to rear. Half tiled walls. Radiator. Suite comprising of low level WC, wash hand basin and wet room shower area with curtain.

## **Exterior**

### **Front**

Shrubs and plants to both side borders.

### **Parking**

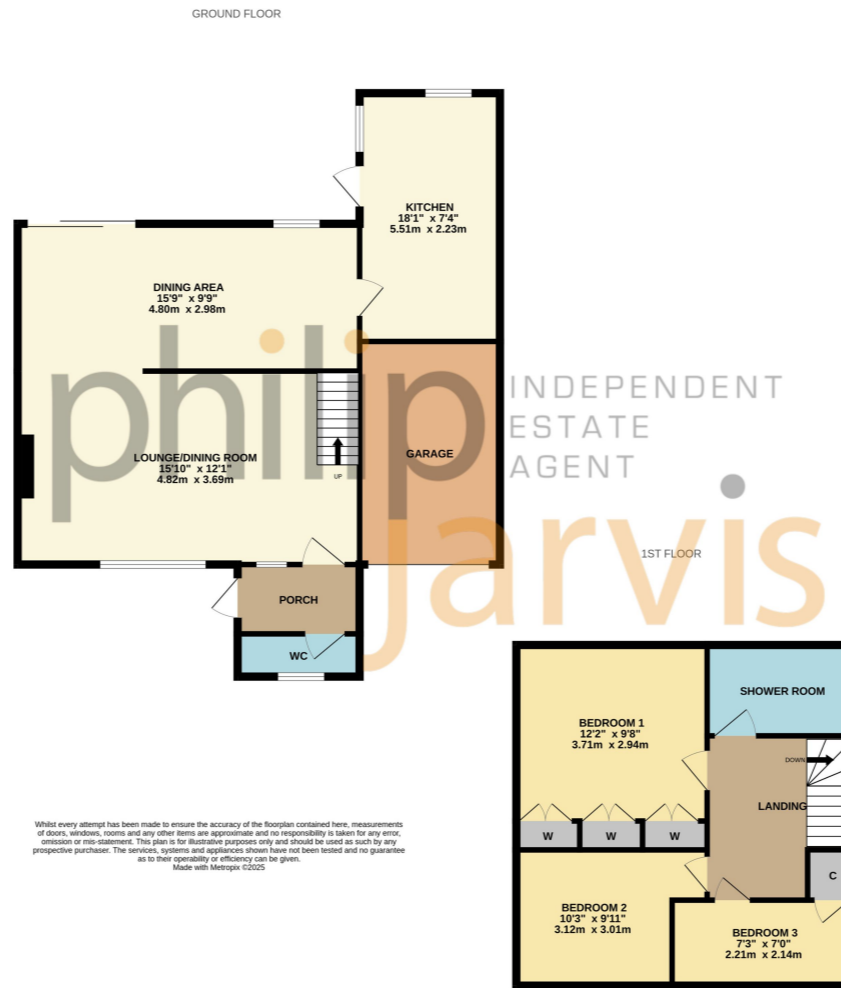
Brick block parking area for several vehicles leading to

### **Garage**

Single garage. Up and over door with power and light.

### **Rear Garden**

Mainly laid to lawn with shrubs, plants and trees to borders. Brick block patio area.



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.