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## 9 Robins Close, Lenham, Kent. ME17 2LD.

Guide Price £330,000 Freehold

### Property Summary

"The ground floor extension to this property really adds to the available living space". - Philip Jarvis, Director.

A three bedroom mid-terraced house found in a cul-de-sac location within a popular location in Lenham. The current owners have lived here for in excess of twenty five years and have creating a most comfortable home.

Downstairs there is a sitting room that leads through to the dining area. There is also well fitted kitchen leading through to the useful utility area. Upstairs there are three bedroom and the recently fitted shower room.

There is a long garden to the front of the property and a well tended mature rear garden with two patio areas. There is a driveway to the front and a garage found in a nearby block.

Well positioned, the village centre, both local schools and railway station are within walking distance.

Lenham is a popular village found between Ashford and Maidstone. The village offers a wide range of amenities and there is access to the M20 motorway approximately five miles away.

### Features

- Three Bedroom Terraced House
- Two Reception Areas
- Modern Shower Room
- Driveway & Garage
- EPC Rating: C
- Ground Floor Extension To The Rear
- Fitted Kitchen & Utility Area
- Attractive Front & Rear Gardens
- Popular Village Location
- Council Tax Band C

## **Ground Floor**

### **Entrance Door To**

### **Hall**

Double glazed frosted window to front. Stairs to first floor. Radiator with cover. Laminate floor. Telephone point.

### **Sitting Room**

15' 9" x 14' 10" max (4.80m x 4.52m) Double glazed window to front. Fireplace with pebble effect gas fire. Understairs cupboard. Radiator with cover. Arch through to

### **Dining Room**

13' x 7' (3.96m x 2.13m) Double glazed doors to rear with double glazed windows to either side. Radiator.

### **Kitchen**

9' 6" x 7' (2.90m x 2.13m) Window and door way to utility room. Range of base and wall units. Gas cooker point. Stainless steel sink unit. Laminate floor.

### **Utility Area**

8' x 7' 10" (2.44m x 2.39m) Double glazed windows to side and rear. Double glazed door to rear. Plumbing for washing machine and dishwasher. Tiled floor. Space for tumble dryer. Space for fridge/freezer. Shelving. Tiled floor.

## **First Floor**

### **Landing**

Double glazed frosted window to front. Access to loft.

## **Bedroom One**

12' 2" x 9' 10" (3.71m x 3.00m) Double glazed window to rear. Radiator.

## **Bedroom Two**

10' x 8' 5" (3.05m x 2.57m) Double glazed window to rear. Radiator.

## **Bedroom Three**

7' 2" x 7' (2.18m x 2.13m) Double glazed window to front. Radiator.

## **Shower Room**

Double glazed frosted window to front. Modern white suite of low level WC, pedestal hand basin and walk in shower cubicle. Overstairs cupboard housing boiler. Fully tiled walls. Laminate flooring.

## **Exterior**

### **Front Garden**

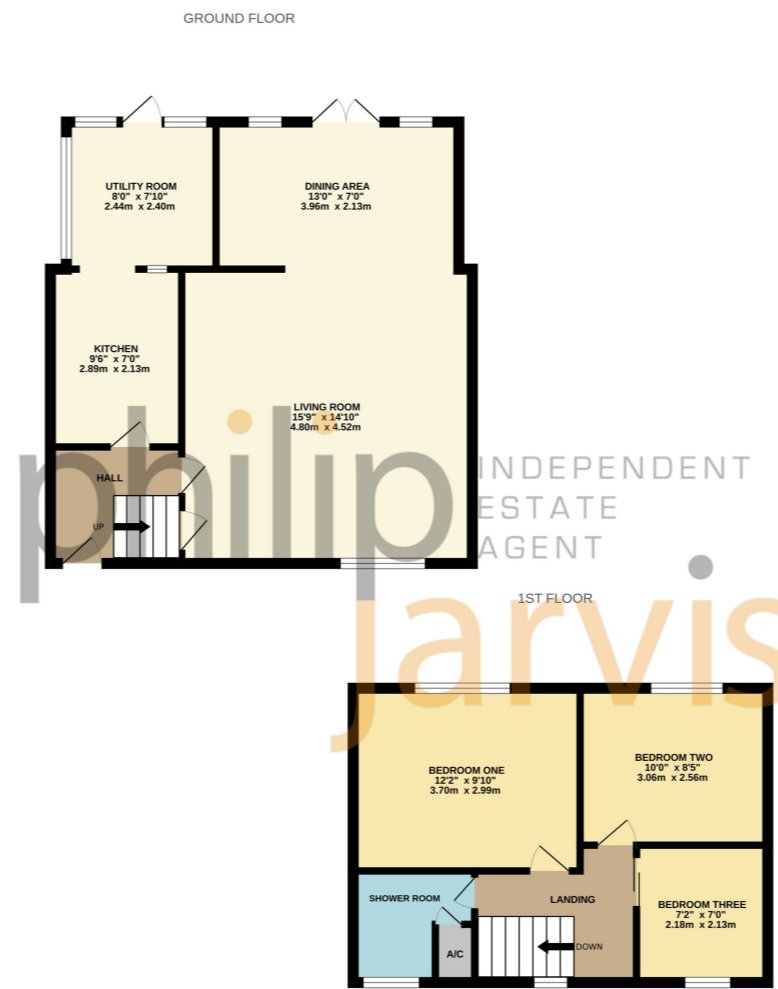
Most pleasant front garden with mature plants and shrubs.

### **Rear Garden**

Approximately 20ft in length. There are two patio areas. There is an area to lawn with plants and shrubs. There is also rear pedestrian access.

### **Garage**

There is a garage found in a nearby block plus a driveway within the front garden.



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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	<b>85</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>71</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.

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