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

£339,995 Freehold

## Property Summary

"I was so surprised at how much space there was in this superb family home". - Matthew Gilbert, Branch Manager.

Available to the market for the first time in nearly 40 years is this extended and well presented semi detached home in popular village of Lenham. Located within walking distance to the village square, schools and mainline railway station, there really is so much to explore.

The property comprises of a porch, entrance hall open plan lounge/dining room, kitchen, utility room, sun room and WC. Whilst to the first floor there are three bedrooms and a shower room.

Externally there are both front and rear gardens, large driveway and single garage.

This extended home also offers double glazing throughout and mains gas central heating so please book a viewing at your earliest convenience.

## Features

- Three Bedroom Semi Detached Home
- Garage & Driveway
- Downstairs WC
- Council Tax Band: C
- Extended To The Rear
- Utility Room
- Well Presented
- EPC Rating: TBC

## **Ground Floor**

### **Front Door To**

### **Porch**

Double glazed window to side. Wall lights.

### **Hall**

Stairs to first floor landing with stair lift.

### **Lounge/Dining Room**

22' 1" x 12' 5" (6.73m x 3.78m) Double glazed window to front. Double glazed window to rear. Gas fire place with surround. Two radiators. Understairs storage. TV & BT point. Wall lights. Thermostat.

### **Kitchen**

10' 0" x 7' 1" (3.05m x 2.16m) Double glazed window to rear. Range of base units. Space for white goods and freestanding cooker. Sink and drainer. Localised tiling. Chrome heated towel rail.

### **Utility Room**

Double glazed window to rear. Radiator. Base unit. Wall mounted boiler. Door to

### **Sun Room**

16' 8" x 7' 7" (5.08m x 2.31m) Double glazed window to rear. Double glazed window to side. Double glazed doors to rear access. Built in cupboard. Two double glazed Velux windows to rear. Wall lights.

### **WC**

Low level WC, wash hand basin. Chrome heated towel rail.

## **First Floor**

### **Bedroom One**

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

### **Bedroom Two**

10' 0" x 8' 5" (3.05m x 2.57m) Double glazed window to front. Radiator.

### **Bedroom Three**

7' 1" x 5' 9" (2.16m x 1.75m) Double glazed window to front. Radiator.

### **Shower Room**

Double glazed obscured window to rear. Suite comprising of low level WC, wash hand basin with vanity unit and walk in shower cubicle with glass screen. Extractor. Cupboard housing water tank.

## **Exterior**

### **Front Garden**

Area laid to lawn. Brick block paving to front door.

### **Parking**

Large brick block parking area for several vehicles. Side access.

### **Garage**

Up and over door. Power and light.

### **Rear Garden**

Lower section laid with paving. Water butt. Large shed and workshop to remain with power and light. Side access. Upper section is laid to lawn.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metshape C023

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