



philip INDEPENDENT  
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Jarvis



# 1 Fairall Close, Harrietsham, Kent. ME17 1WJ.

Guide Price £425,000 Freehold

## Property Summary

**\*\*GUIDE PRICE OF £425,000-£450,000\*\***

"This versatile home is perfect for a growing family". - Matthew Gilbert, Branch Manager

Excited to present to the market this impressive home located on a Bellway Homes Development in Harrietsham village. This remarkably impressive four bedroom semi detached home is four year old and comes with a builders warranty.

To the ground floor there is a large entrance hall, kitchen/diner, lounge, utility room and cloakroom, whilst to the first floor there is a master bedroom with built in wardrobes and ensuite, three further double bedrooms and a family bathroom.

To the front there is allocated parking for two vehicles and electrical charging point. To the rear there is a attractive enclosed rear garden which is mainly laid to lawn.

Situated in Harrietsham village there is great access to the M20 via junction 8 as well as a mainline railway station to London Victoria. The village boasts a primary school, shops and public house. The neighbouring village of Lenham is only two miles away, which offers a wider range of amenities and shopping facilities.

This home is really well proportioned and is presented to a high standard throughout, so please book a viewing without delay.

## Features

- Four Bedroom Semi Detached Home
- Four Years Old
- Allocated Parking
- No Forward Chain
- Council Tax Band E
- Cul-De-Sac Location
- Ensuite To Master Bedroom
- Utility Room
- Electric Car Charging Point
- EPC Rating: B

## **Ground Floor**

### **Front Door To**

#### **Hall**

Double glazed obscured window to front. Stairs to first floor landing with cupboard underneath. Separate storage cupboard with BT point and consumer unit. Radiator.

### **Kitchen/Diner**

22' 11" x 11' 7" max (6.99m x 3.53m) Double glazed window to rear. Double glazed French doors to rear. Range of base and wall units. Integrated fridge/freezer/ Integrated double oven. Integrated dishwasher. Radiator. Wall mounted gas boiler. Gas hob with extractor over. Radiator.

### **Utility Room**

Range of base and wall units. Sink and drainer. Space for washing machine. Extractor. Radiator.

### **Lounge**

20' 8" x 11' 3" (6.30m x 3.43m) Double glazed bay window to front. TV point. Radiator.

### **Cloakroom**

Double glazed obscured window to front. Suite comprising of low level WC and wash hand basin. Chrome heated towel rail. Extractor.

## **First Floor**

### **Landing**

Hatch to loft access. Radiator. Two storage cupboards with one housing water tank.

## **Bedroom One**

11' 11" x 11' 9" (3.63m x 3.58m) Double glazed window to rear. Radiator. Built in glass fronted wardrobes. TV point.

### **Ensuite**

Suite comprising of low level WC, wash hand basin and shower cubicle. Chrome heated towel rail. Extractor. Localised tiling. Shaver point.

## **Bedroom Two**

11' 9" x 10' 6" (3.58m x 3.20m) Double glazed window to rear. Radiator.

## **Bedroom Three**

10' 7" x 9' 5" (3.23m x 2.87m) Double glazed window to front. Radiator.

## **Bedroom Four**

12' 1" x 7' 0" (3.68m x 2.13m) Double glazed window to front. Radiator.

## **Bathroom**

Suite comprising of low level WC, wash hand basin and panelled bath with shower attachment. Chrome heated towel rail. Shaver point. Localised tiling. Extractor.

## **Exterior**

### **Front**

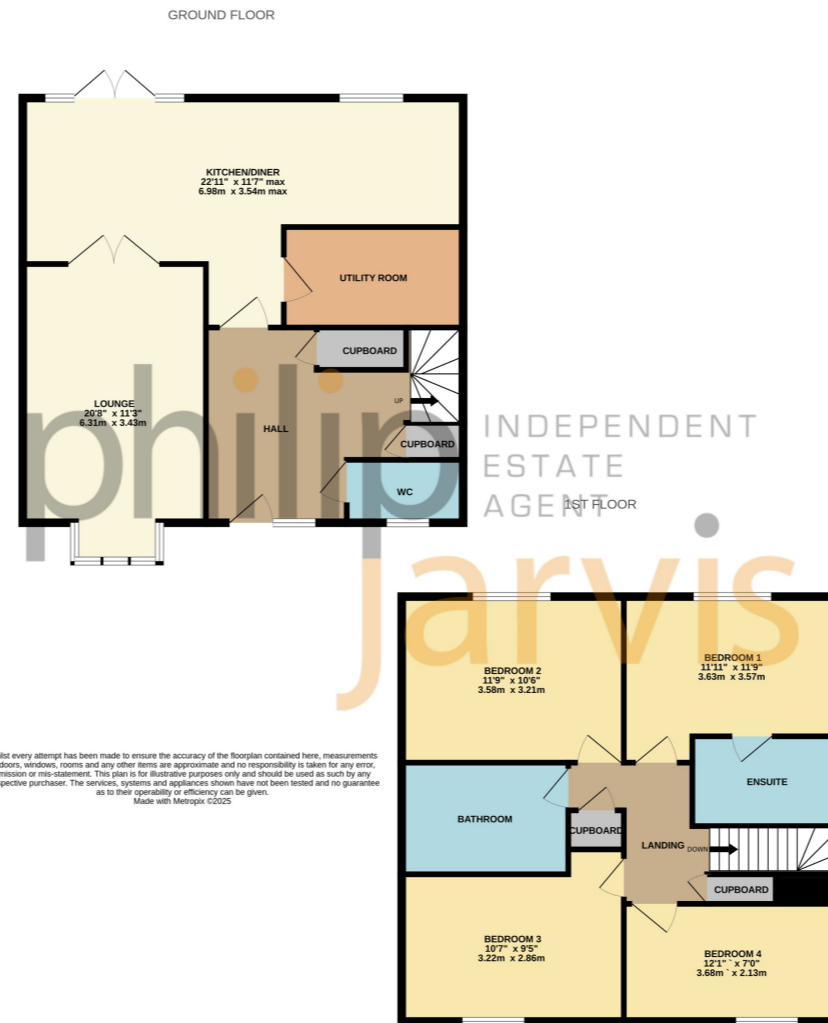
Paved pathway to front door. Shingled area to borders. Side access.

### **Parking**

Two allocated parking spaces with added access to the visitor bays provided.

### **Rear Garden**

Mainly laid to lawn. Paved patio area. Outside light. Side access.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</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

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.

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