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ESTATE AGENT
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17 Beacon Road, Lenham, Kent. ME17 2HJ.

£415,000 Freehold

Property Summary

"A great family house in Lenham village with a superb chalet/games room in the garden. An ideal extra space for entertaining". - Philip Jarvis, Director.

An extended three bedroom semi-detached house found along ever popular Beacon Road in Lenham.

Downstairs the property has been extended with a large modern open plan kitchen/breakfast room and a most useful shower room off the hallway. There are bifold doors off the sitting/dining room leading onto the decking area. Upstairs there are the three bedrooms and family bathroom.

There is an open plan lawned garden to the front with driveway leading to the garage. The rear garden measures approximately 50ft in length and enjoys a sunny aspect. There is a decking area and covered patio next to the chalet. There is also side pedestrian access.

At the bottom of the garden is an excellent chalet currently used as a games room/entertaining area. There is a bar area and air conditioning. The room could also be used as a studio, home office or hobbies room.

Lenham is a most popular village found between Maidstone and Ashford. There are a wide range of shops in the village along with both a primary and secondary school. There is also a railway station within walking distance and access to the M20 motorway is only a short drive.

Features

- Extended Three Bedroom Semi Detached House
- 15ft x 12ft Modern Kitchen/Breakfast Room
- Three Bedrooms
- 50ft Rear Garden
- Super 18ft x 12ft Chalet/Garden Room
- Council Tax Band D
- Sitting/Dining Room
- Downstairs Shower Room
- Family Bathroom
- Garage & Driveway
- Popular Village Location
- EPC Rating: D

Ground Floor

Entrance Door To

Hall

Contemporary radiator. Laminate floor. Stairs to first floor. Leads through to kitchen/breakfast room.

Shower Room

Double glazed window to side. White suite of low level WC and pedestal hand basin. Fully panelled shower cubicle. Radiator. Extractor. Laminate floor.

Sitting Room/Dining Room

16' 8" max x 15' 2" (5.08m x 4.62m) Double glazed window to front. Double glazed bifold doors to rear. Fireplace. Laminate floor with underfloor heating. Feature wine store understairs.

Kitchen/Breakfast Room

15' 5" x 12' 8" (4.70m x 3.86m) Double glazed window and double glazed doors to rear. Range of modern base and wall units. Grey single bowl sink unit. Range cooker with extractor over. Integrated dishwasher and washing machine. Integrated large fridge. Slimline wine cooler. Central breakfast/dining island. Laminate floor. Feature radiator. Downlighting. Door to garage.

First Floor

Landing

Double glazed window to front. Access to loft.

Bedroom One

11' 10" x 9' 10" (3.61m x 3.00m) Double glazed window to rear. Radiator.

Bedroom Two

10' 3" x 8' 4" (3.12m x 2.54m) Double glazed window to rear. Radiator.

Bedroom Three

7' 6" x 7' 2" (2.29m x 2.18m) Double glazed window to front. Radiator.

Bathroom

Double glazed frosted window to front. White suite of low level WC, pedestal hand basin and panelled bath with shower attachment. Cupboard housing boiler. Chrome towel rail. Tiled floor. Downlighting. Extractor.

Exterior

Front Garden

Laid to lawn.

Garage

15' 8" x 8' 0" (4.78m x 2.44m) Driveway to front leading to garage. Up and over door. Power and lighting. Door to kitchen/diner.

Rear Garden

Approximately 50ft in length. Large decking area. Artificial lawned area. At the bottom of the garden is the chalet with a paved patio area to one side.

Chalet

18' 0" x 12' 0" (5.49m x 3.66m) Double glazed doors to front with two double glazed windows to front. Air conditioning system. Ideal entertaining area home office space or studio room.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.

