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**1 Morella Walk, Lenham, Maidstone, Kent. ME17 2JX.**

**Guide Price £290,000 Freehold**

## Property Summary

"There is so much on offer with this home. Perfect any growing family". - Matthew Gilbert, Branch Manager.

Presenting to the market this fantastic three bedroom end of terraced home with no forward chain, situated on the popular development within Lenham village.

To the ground floor there is a porch, lounge, kitchen, diner and conservatory. To the first floor there are three bedrooms, bathroom and separate WC.

Externally there is a most useful west facing garden, garage and parking space.

Book a viewing without delay.

## Features

- Three Bedroom End Of Terraced Home
- Garage & Parking
- Village Location
- EPC Rating: D
- No Forward Chain
- Conservatory
- Bathroom & Separate WC
- Council Tax Band C

## **Ground Floor**

### **Front Door To**

### **Porch**

Double glazed window to both sides. Double glazed window to front. Sliding doors to

### **Lounge**

Double glazed window to front. Radiator. Stairs to first floor landing with cupboard underneath. TV point. Separate storage cupboard. Consumer unit.

### **Kitchen/Dining Room**

Double glazed window to rear. Double glazed sliding door to rear. Radiator. Range of base and wall units. Localised tiling. Space for range style cooker. Space for washing machine. Integrated fridge/freezer. Sink and drainer. Breakfast bar. Wall mounted thermostat.

### **Conservatory**

Double glazed windows to both sides. Double glazed windows to rear. Double glazed French doors to rear. Radiator. Ceiling fan.

## **First Floor**

### **Landing**

Hatch to loft access. Cupboard housing boiler.

### **Bedroom One**

Double glazed window to rear. Radiator. Cupboard. TV point.

### **Bedroom Two**

Double glazed window to front. Radiator.

### **Bedroom Two**

Double glazed window to front. Radiator.

### **Bedroom Three/Dressing Room**

Double glazed window to front. Built in cupboard drawer units. Built in wardrobes.

### **Bathroom**

Double glazed obscured window to rear. Localised tiling. Radiator. Wash hand basin and panelled bath with Triton electric power shower and curtain rail.

### **WC**

Double glazed window to rear. Low level WC.

### **Front Garden**

Pathway to front door. Slate shingled area with raised bed to one side. Lawned area to side of porch.

### **Rear Garden**

Large paved patio area. Outside tap. Rear access. Separate side lawn with hedging border and raised beds (side garden subject to a charge approximately £8 a month).

### **Parking**

Parking space to rear of home.

### **Garage**

Up and over door. Pedestrian door to garden. Power and light.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 here 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>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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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