



## Arrow Way, Lenham, Maidstone, Kent, ME17 2FP

- End of chain
- kitchen/diner
- Off road parking for 2 cars
- 65% shared ownership option or full ownership
- Built 2021
- En- suite to master bedroom
- Close proximity to Lenham station

**£253,500**



# Arrow Way, Lenham, Maidstone, Kent, ME17 2FP

## DESCRIPTION

### 65% SHARED OWNERSHIP

Welcome to this charming nearly new detached house located in the picturesque Lenham village on Arrow Way. This delightful property boasts 2 bedrooms, perfect for a small family or those looking for a bit of extra space, a first floor bathroom, as well as an en suite and ground floor WC for added convenience, this house offers modern living at its finest.

As you step inside the hallway, you'll be greeted by a spacious lounge room, ideal for entertaining guests or simply relaxing after a long day. The modern kitchen diner is a standout feature of this property, providing a lovely space to cook and enjoy meals with loved ones. It boasts a range of wall and base units with integrated appliances, vinyl flooring and stunning made to measure plantation blinds.

With a total of 1,076 sq ft of living space, there is plenty of room to make this house your own. The property's detached status ensures privacy and tranquility, along with a walled rear garden that is mainly laid to lawn and small patio area, allowing you to escape the hustle and bustle of everyday life, with parking also for approx 2 cars to the side of the property.

Built in 2022, this house offers all the benefits of a new build with the added charm of a well-established village setting, it's also just a hop to Lenham train station and a short stroll to the charming high street. Whether you're looking for a 65% shared ownership opportunity or considering full purchase, this property provides a fantastic opportunity to own a piece of Lenham village.

This property benefits from being sold as no chain, so make this house your home - book a viewing today and start envisioning the possibilities that this wonderful property has to offer.

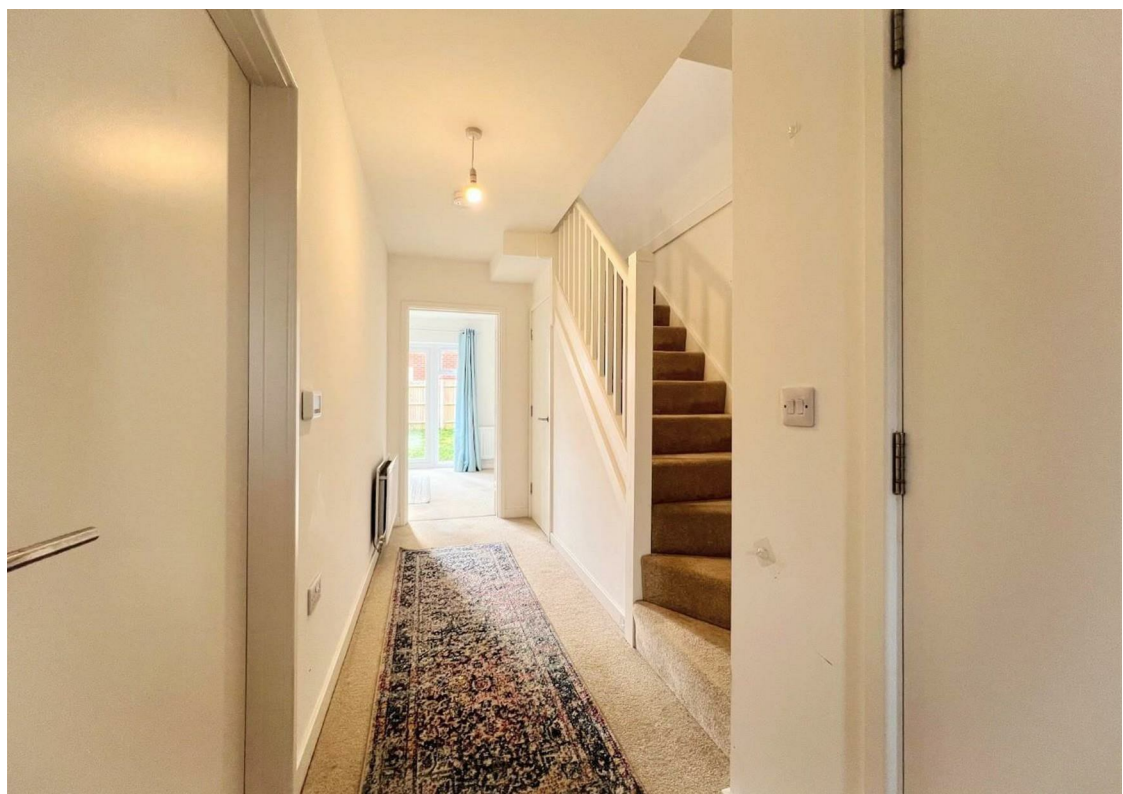
Service Charge Annually: £345 ( £28.75 monthly)

Services. Gas fired central heating, mains drainage and mains electricity.

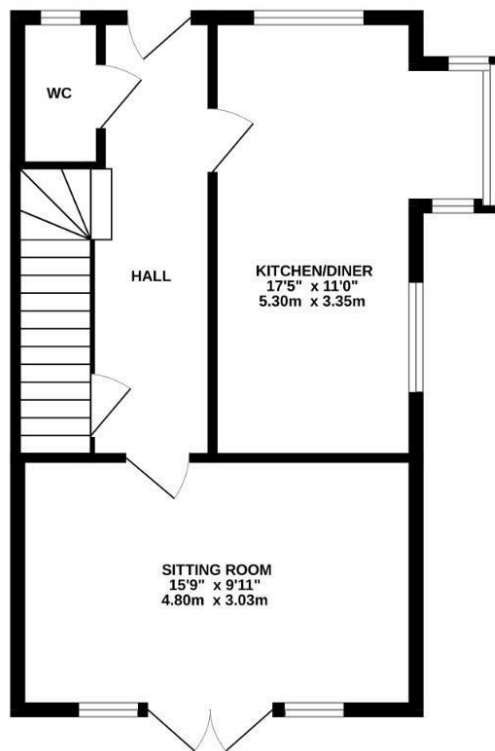
Flood Risk Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

Broadband speed- Ultrafast max download 9000 Mbps - Superfast max download 9000 Mbps

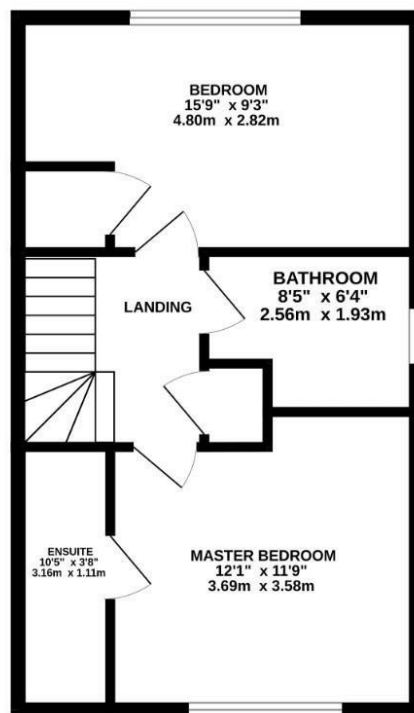




GROUND FLOOR



1ST FLOOR



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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### Viewings

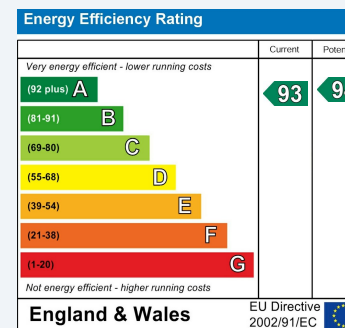
Please contact [Maidstone@hunters.com](mailto:Maidstone@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.