

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndhcom 2024. REF: 1191100



Denotes restricted head height



Approximate Area = 1387 sq ft / 128.8 sq m
 Limited Use Area(s) = 12 sq ft / 1.1 sq m
 Garage = 304 sq ft / 28.2 sq m
 Outbuilding = 78 sq ft / 7.2 sq m
 Total = 1781 sq ft / 165.3 sq m
 For identification only - Not to scale

Lenham Road, Platts Heath, Maidstone, ME17

3 Lenham Road, Platts Heath, ME17 2NX

Price Guide £550,000
 EPC RATING: D





GUIDE PRICE £550,000 - £600,000

Set back from the road in this quiet, semi rural village is this deceptive, detached family home. Presented in very good condition throughout, the property benefits from a generous lounge with feature fireplace with woodburning stove to the front and has been extended to provide a quality fitted kitchen/dining room to the rear, open to a family area with bi-fold doors leading to the garden, with the added benefit of a separate utility room and guest cloakroom. Upstairs, the property offers four bedrooms, the master with en-suite shower room, with a luxurious family bathroom serving the remaining three bedrooms.

Outside, the property offers a block paved driveway to the front with parking for five cars beside the detached double garage and to the rear, the patio area extends beside the house, with steps leading up to the mature, lawned garden, with large timber office to the rear.

Platts heath is a popular hamlet, with its own Primary School which is on the outskirts of Lenham Village, which offers a range of independent shops, Post Office, popular pubs and restaurant as well as Co Op Grocery Store. Commuters are well served with easy access to the M20 motorway as well as mainline train services offering regular services into London.

MATERIAL INFORMATION

Freehold
Council Tax Band E
EPC Report D



• GUIDE PRICE £550,000 - £600,000 • Four Bedroom Detached Family Home • Very Well Presented Throughout • Quality Fitted Kitchen/Dining Room with Family Room • Spacious Lounge with Wood Burning Stove • En-Suite, Family Bathroom and Guest Cloakroom • Detached Double and Off Street Parking • Secluded Rear Gardens • Large Timber Office To Rear • Quiet Semi-Rural Hamlet

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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