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2 Tolhurst Way, Lenham, ME17 2BY

Asking Price £475,000
EPC RATING: B

Tolhurst Way, Lenham, Maidstone, ME17
Approximate Area = 1401 sq ft / 130.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Simon Miller & Company. REF: 1280802

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Situated in the charming village of Lenham, this modern four-bedroom link-detached house on Tolhurst Way offers a delightful blend of comfort and convenience. Spanning an impressive 1,401 square feet, this property is perfect for families seeking a spacious home in a vibrant community.

Upon entering, you will find a well-proportioned reception room, providing ample space for relaxation and entertaining. The heart of the home is complemented by four generously sized bedrooms, ensuring that everyone has their own private retreat. With two bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

One of the standout features of this property is its large L-shaped rear garden, ideal for outdoor activities, gardening, or simply enjoying the fresh air. The garden offers a wonderful space for children to play or for hosting summer gatherings with friends and family. Additionally, the property benefits from off-street parking for two vehicles, providing convenience and peace of mind.

Situated in the central area of Lenham Square, this home is within walking distance to local amenities, including shops, cafes, and the train station, making it an excellent choice for commuters. The property is also chain-free, allowing for a smooth and efficient purchase process.

With the potential to extend, subject to planning permission, this home offers exciting possibilities for those looking to personalise their living space. Whether you are a growing family or seeking a peaceful retreat in a friendly village, this property is a must-see. Don't miss the opportunity to make this lovely house your new home.

MATERIAL INFORMATION

Freehold
Council Tax Band E
EPC Report B



- CHAIN FREE • Four Bedroom Link Detached • Off Street Parking For Two Vehicles • 8 Years Old • Central Lenham Square Location • Walking Distance To Local Amenities And Train Station • Large L Shaped Rear Garden • Potential To Extend STPP

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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