



**4 Willow Close, Harrietsham, Maidstone, ME17 1EZ**  
**Guide Price £425,000**

**\*\* GUIDE PRICE: £425,000 - £450,000 \*\* HIGH-END SPECIFICATION \*\***

Welcome to this stunning semi-detached house, ideally situated in the centre of Harrietsham, offering the perfect blend of modern living and convenience. Boasting a spacious and contemporary design, this modern built house is nestled in a small cul-de-sac, close to all the local amenities.

Step inside to discover a home that exudes elegance, with a beautifully modernised interior finished to a very high standard, the property presents a stylish and comfortable living space comprising large sitting/dining area leading to a modern conservatory, contemporary fully fitted kitchen with NEFF integrated appliances and Corian worktops, and a downstairs cloakroom completes the ground floor. Upstairs, you will find two double bedrooms, the principal benefiting from a luxurious en-suite shower room, plus two further bedrooms and a stunning family bathroom.

Externally, the property benefits from a meticulously maintained rear garden with greenhouse, shed, side access to the garage and beautifully maintained flower beds. There is ample parking for at least one vehicle alongside the shingle front garden, leading to the detached garage. Tenure: Freehold. EPC Rating: C. Council Tax Band: D.



## LOCATION

Ideally situated near the amenities of Harrietsham, this location offers easy access to the nearby train station, facilitating easy access to London and other major destinations. Families will also benefit from the proximity to reputable schools. Additionally, a diverse selection of local shops, pubs, and restaurants provide convenience for everyday essentials.

## ACCOMMODATION

### Ground Floor:

Entrance Hall

Sitting/Dining Room

Conservatory

Kitchen

Cloakroom

### First Floor:

Landing

Bedroom One

En-suite Shower Room

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

## EXTERNALLY


Rear Garden

Detached Garage

Driveway

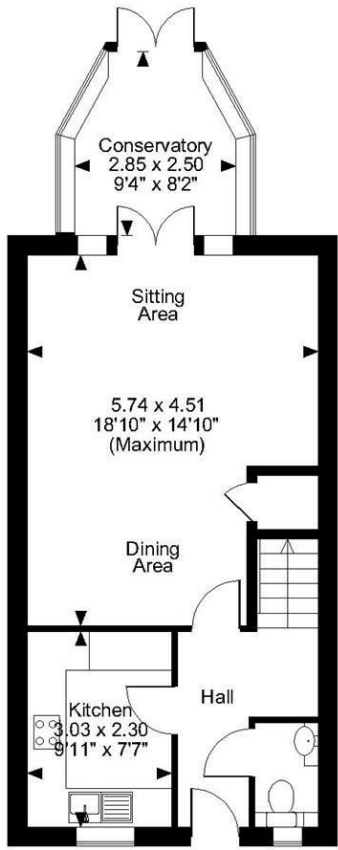
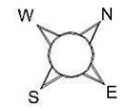
## VIEWING

Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX . Tel: 01622 739574.

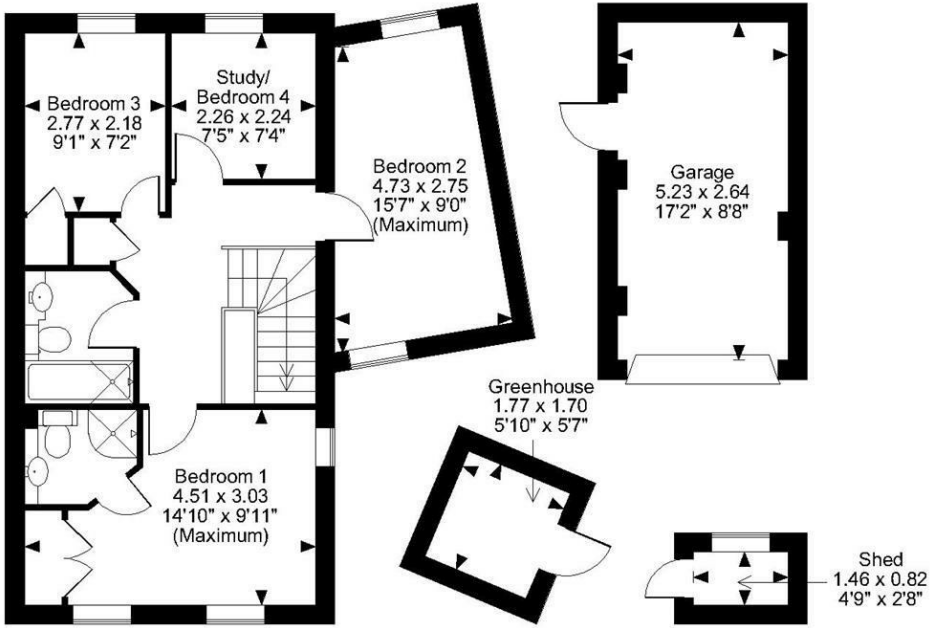
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>76</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Harrietsham, Maidstone, Kent**  
**Approximate Gross Internal Area**  
**Main House = 1050 Sq Ft/98 Sq M**  
**Garage = 149 Sq Ft/14 Sq M**  
**Greenhouse/Shed = 45 Sq Ft/4 Sq M**  
**Total = 1244 Sq Ft/116 Sq M**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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