



13 Mills Court, Harrietsham, Maidstone, ME17 1GP
Offers In Excess Of £425,000



Situated within the popular village of Harrietsham, this superb semi-detached house features four bedrooms and two bathrooms, offering a comfortable and spacious living environment.

The ground floor reveals a welcoming sitting/dining room that opens up to the garden through patio doors, a modern fitted kitchen, and a convenient downstairs cloakroom. Moving to the second floor, you'll find the stunning principal bedroom with a dressing room and en-suite shower room, accompanied by two additional double bedrooms, a single bedroom, and a contemporary family bathroom on the first floor.

Externally, the property boasts a driveway with an electric car charge point and a garage with an electric roller shutter door. The rear garden is thoughtfully landscaped, with a predominantly grassy area, a cosy patio seating spot, and a charming shrub border.

Conveniently located within walking distance of the train station and the center of Harrietsham village, residents can enjoy easy access to essential amenities such as a general store, supermarket, primary school, parish church, doctors' surgery, and the London line station. For a wider range of services, the larger village of Lenham is just 2 miles away, while the county town of Kent, Maidstone, is approximately 8 miles distant, offering even more amenities and facilities.



ON THE GROUND FLOOR

Entrance Porch

UPVC double glazed entrance door. Radiator. Wood laminate flooring.

Downstairs Cloakroom

Low level WC. Pedestal wash basin. Consumer unit. Radiator. Corner cabinet. Wood laminate flooring.

Kitchen

White gloss wall and base units. Stainless steel sink with mixer tap. 4 ring gas hob with extractor over. Built-in double oven. Space for fridge/freezer. Tiled splashbacks. Plumbing for dishwasher and washing machine. Double glazed bay window to front. Boiler wall unit. Storage cupboard. Wood laminate flooring.

Open Plan Lounge/Dining Room

Double glazed patio doors to rear garden. Radiator. Under stairs cupboard.

ON THE FIRST FLOOR

Landing

Airing cupboard housing hot water tank. New carpet.

Bedroom Four

Double glazed window to rear. Radiator. Carpet.

Bedroom Two

Double glazed window to rear. Radiator. Carpet.

Bedroom Three

Double glazed window to front. Radiator. Carpet,

Family Bathroom

Modern white suite comprising tiled bath with mixer taps, overhead shower and glass screen. Low level WC. Pedestal wash basin with splashbacks. Extractor fan. Double glazed window to front. Vinyl flooring.

ON THE SECOND FLOOR

Landing

Storage cupboard. Carpet. Radiator.

Principal Bedroom

Two double glazed roofline windows. Built-in wardrobe storage with spot lighting. Loft hatch. Radiator. Carpet.

En-suite Shower Room

Tiled shower enclosure with glass doors. Pedestal wash basin with mixer taps and tiled splashback. Low level WC. Radiator. Extractor fan. Double glazed window to front. Vinyl flooring.

EXTERNALLY

Rear Garden

The rear garden comprises lawned area with flower borders. Outside tap. Side access through garage.

Garage

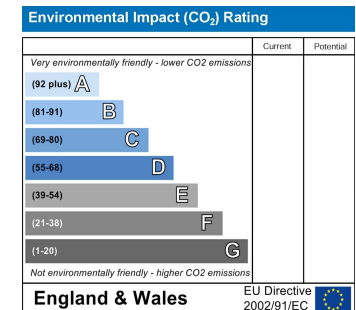
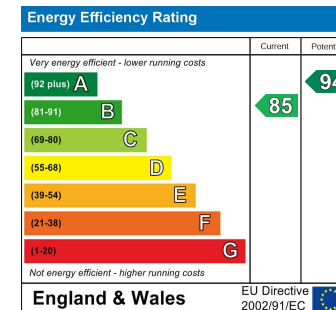
Electric roller shutter door to front. Power and light. Double glazed UPVC door to rear garden. Boarded loft space. Parking in front.

VIEWING

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

DIRECTIONS

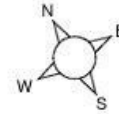
From the Agent's Bearsted office proceed towards Ashford on the A20 Ashford Road. Upon entering Harrietsham, bear left into Southfields Way. Then bear left into Mills Court where at the end of the road the property will be found on the left.



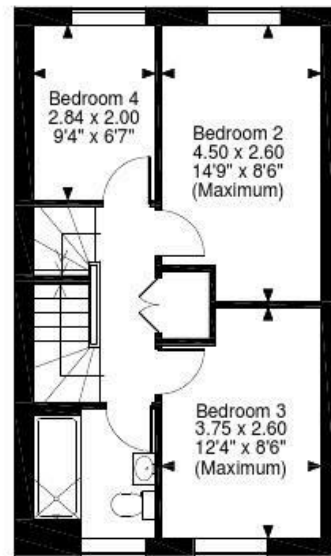
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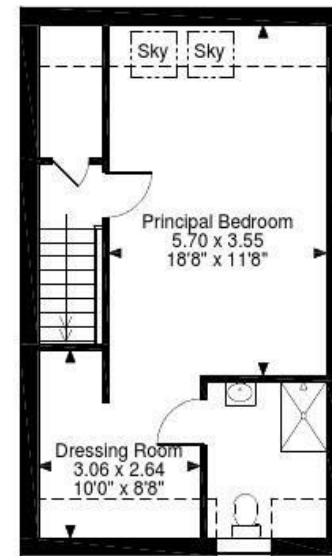
Harrietsham, Maidstone, Kent
 Approximate Gross Internal Area
 Main House = 1251 Sq Ft/116 Sq M
 Garage = 195 Sq Ft/18 Sq M
 Total = 1446 Sq Ft/134 Sq M



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐ Denotes restricted head height
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