



**Honywood Road, Lenham, Maidstone, Kent, ME17 2HQ**  
**Offers In The Region Of £375,000**



Experience the charm of this exquisite 3 bedroom semi-detached home nestled in the heart of the sought-after village of Lenham. Boasting a prime corner plot position, this property offers an inviting entrance porch leading to a spacious hall, a bright dual aspect sitting room with a lovely conservatory at the rear, and a modern kitchen. Completing the ground floor is an extension housing a convenient WC, laundry and utility room.

Upstairs, you will find two double bedrooms, a single bedroom, and a family bathroom. Outside, the property impresses with a well-kept front garden, a block paved driveway with space for up to 3 vehicles, and a rear garden featuring lush lawn, a slate seating area, a vegetable patch, and a sizeable shed along with a detached garage.

Conveniently situated just a 5-minute stroll from Lenham station, this home offers easy access to London and Ashford International. The village centre, with its array of shops and dining options, is a mere 10-minute walk away. Additionally, junctions 8 & 9 of the M20 are within 5 to 8 miles, whilst junior and senior schools are in close proximity. For more extensive shopping, Ashford and Maidstone are both approximately 9 miles away, each offering excellent retail choices including Ashford's popular Designer Outlet Centre. Tenure: Freehold. Council Tax Band: C. EPC Rating: D.



## GROUND FLOOR

Porch

Hall

Sitting Room

Conservatory

Kitchen

Utility Room

Laundry Room

W.C.

## FIRST FLOOR

Principal Bedroom

Bedroom Two

Bedroom Three

Bathroom

## EXTERNALLY

Front Garden

Driveway


Rear Garden

## Detached Garage

### VIEWING

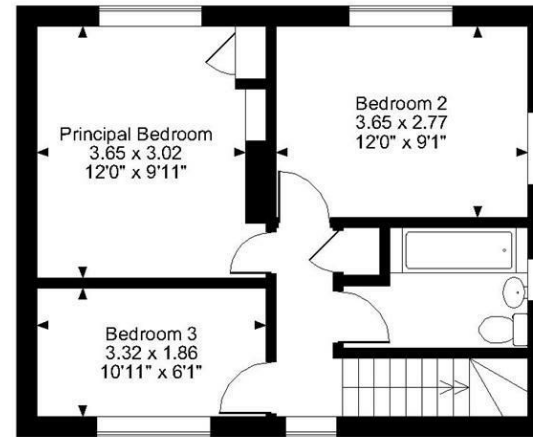
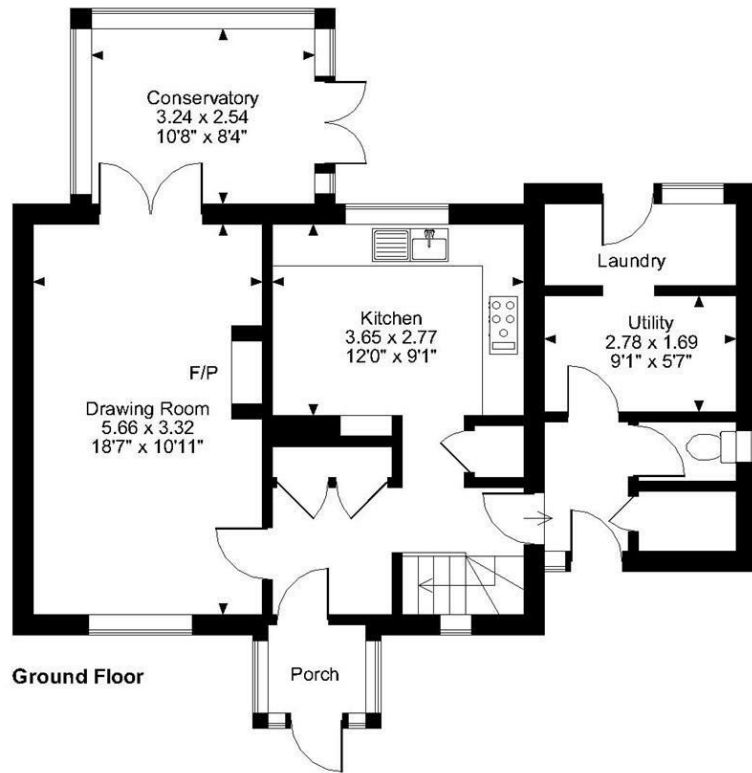
Strictly by arrangement with the Agent's Bearsted  
Office: 132 Ashford Road, Bearsted, Maidstone, Kent  
ME14 4LX. Tel: 01622 739574.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

Honywood Road, Lenham, Maidstone, Kent  
Approximate Gross Internal Area  
1139 Sq Ft/106 Sq M



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

The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8621964/SLU

