

Southfields Way, Harrietsham, Maidstone, , ME17 1GE Offers In Excess Of £350,000





An exceptionally well-presented three bedroom semi-detached home with an attached open garage and driveway to side, with a private garden to rear, situated within the charming commuter village of Harrietsham.

The ground floor features an inviting entrance hall, a contemporary kitchen, a generous lounge/dining room with French doors leading to the garden, and a cloakroom completes the lower level. Upstairs, you will find a principal bedroom with an en-suite shower room, two additional bedrooms, and a modern family bathroom.

Externally, the rear garden boasts a generous patio seating area, a lawn, and shrub and flower borders, whilst the front is laid in slate with hedge lined alongside the drive. Tenure: Freehold. EPC Rating: B. Council Tax Band: D.









LOCATION

Residents of Harrietsham benefit from a lively village community, making it an ideal choice for families. Essential amenities such as a local shop, a doctor's surgery, bus services, and a train station with direct routes to London are all within easy walking distance. The well-regarded Harrietsham C of E Primary School is also nearby, with additional educational facilities, including a secondary school, located in the neighbouring village of Lenham. Commuting or exploring the area is straightforward, with easy access to Maidstone for shopping and the beautiful coastal regions. Furthermore, this location features numerous countryside walks along Pilgrims Way, and the renowned Leeds Castle is conveniently close by.

ACCOMMODATION

Ground Floor:

Entrance Hall

Cloakroom

Sitting Room

Kitchen

First Floor:

Bedroom One

• En-suite Shower Room

Bedroom Two

Bedroom Three

Family Bathroom

EXTERNALLY

Driveway

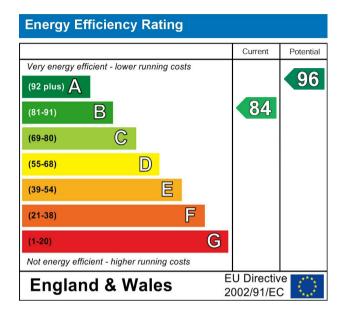
Open Garage

Rear Garden

Shed

VIEWING

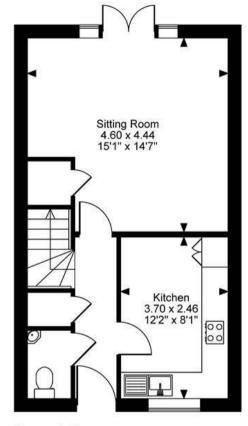
Strictly by arrangement with the Agent's Bearsted Office: 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

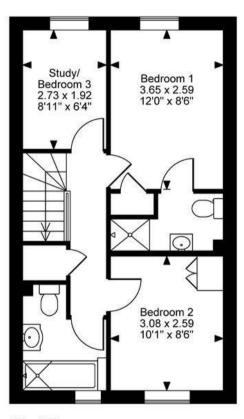


Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part 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 whose which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

Southfields Way, Harrietsham, Maidstone Approximate Gross Internal Area Main House = 809 Sq Ft/75 Sq M Shed= 30 Sq Ft/3 Sq M Total = 839 Sq Ft/78 Sq M

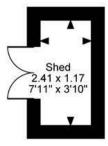






Ground Floor

First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8646130/SS





