



**West Street, Harrietsham, Maidstone, Kent, ME17 1HU**

**Offers In Excess Of £300,000**



**\*\* GUIDE PRICE £300,000 - £325,000 \*\*** Situated in the heart of Harrietsham village, is this charming Victorian four bedroom end-of-terrace home. The property is generously arranged across three levels, featuring a sitting room with attractive fireplace, and a contemporary kitchen on the ground floor. The first floor accommodates the main bedroom, a bathroom, and a fourth bedroom, while the top floor includes two additional bedrooms. The house also boasts a detached garden with lawn and raised decked area, accessed via the rear of the property, and a storage shed, as well as ample on-street parking nearby.

NO FORWARD CHAIN. Tenure: Freehold. Council Tax Band: D. EPC Rating: D.



## LOCATION

Harrietsham Village is highly regarded and offers a well-respected primary school, doctors' surgery, as well as a post office, village hall, and local pub. Commuters will find it convenient, with Harrietsham mainline train station located just 0.3 miles away, providing regular services to London Victoria. Maidstone, the county town, is approximately 8 miles distance and offers a wide variety of shopping, leisure, and transport options.

## ACCOMMODATION

Ground Floor:

Sitting Room

Kitchen

First Floor:

Bedroom One

Bedroom Four

Bathroom

Second Floor:

Bedroom Two

Bedroom Three

Eaves Storage

## EXTERNALLY


Detached Garden

Shed

## VIEWING

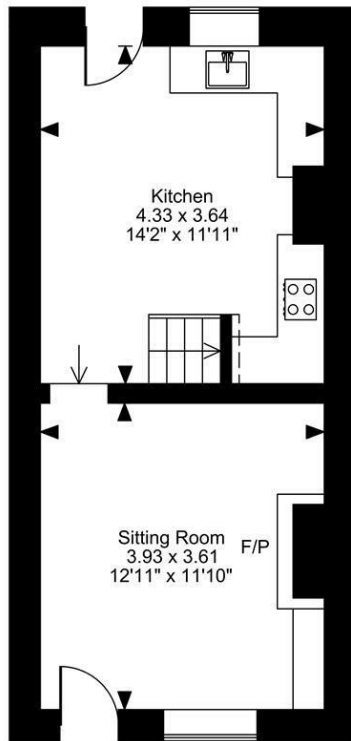
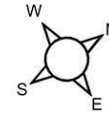
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

## Energy Efficiency Rating

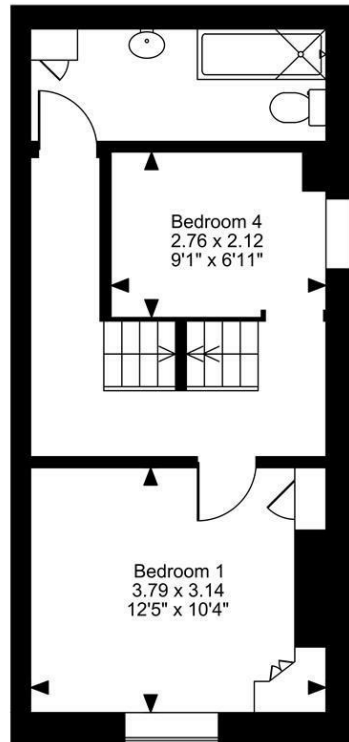
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



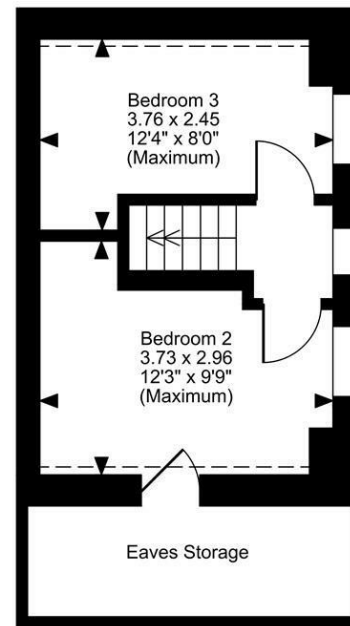
West Street, Harrietsham, Maidstone, Kent  
Approximate Gross Internal Area  
896 Sq Ft/83 Sq M



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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