



63 West Street
Harrietsham, Maidstone
ME17 1HX

Guide Price £350,000 to £375,000

**63
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Harrietsham
Maidstone
ME17 1HX**



Description

Unique opportunity to purchase this Chain Free spacious Victorian double fronted end of terrace cottage. Arranged on 3 floors with a loft conversion extending to 1400 square feet with double glazing and gas central heating. Featuring well proportioned rooms throughout and a huge detached garage/workshop 31'6 x 16'2 which offers scope and potential subject to planning and building consent with adjacent parking area. The property was owned by a renowned motorcycle racer for over 50 years. Please note that the property does not have a garden.

Location

Situated in the desirable village of Harrietsham Village, with it's shops, pub, restaurant, mainline railway station connected to London on the Victoria Line and a recently built infant and junior school. Maidstone is some five miles distant with Ashford being approximately ten miles distant. The County town offers a more comprehensive selection of amenities with the nearby Lenham Village offering a good selection of local amenities and a secondary school and renowned village square.

Council Tax Band

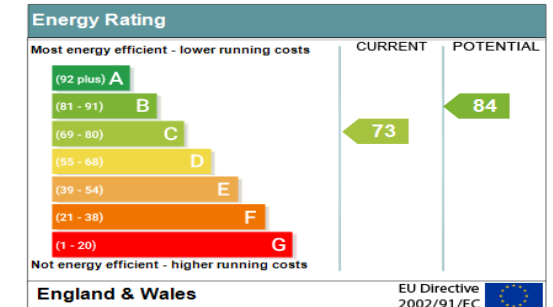
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VIEWINGS STRICTLY BY APPOINTMENT

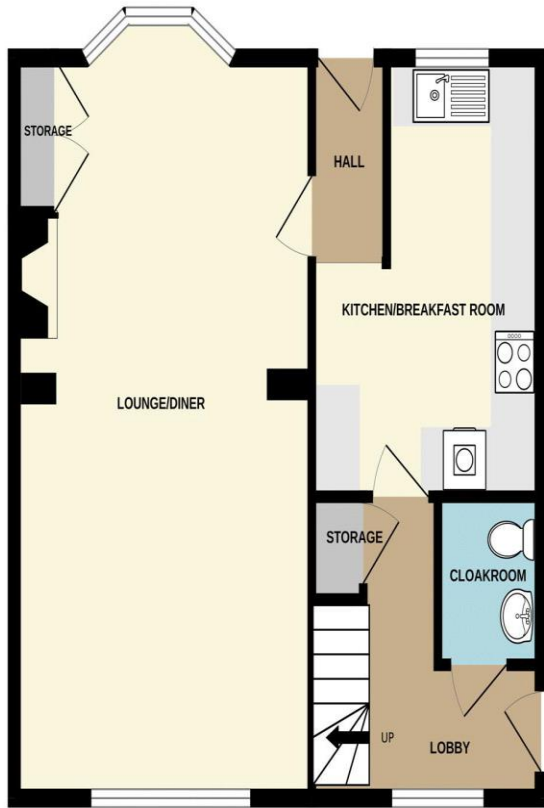
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



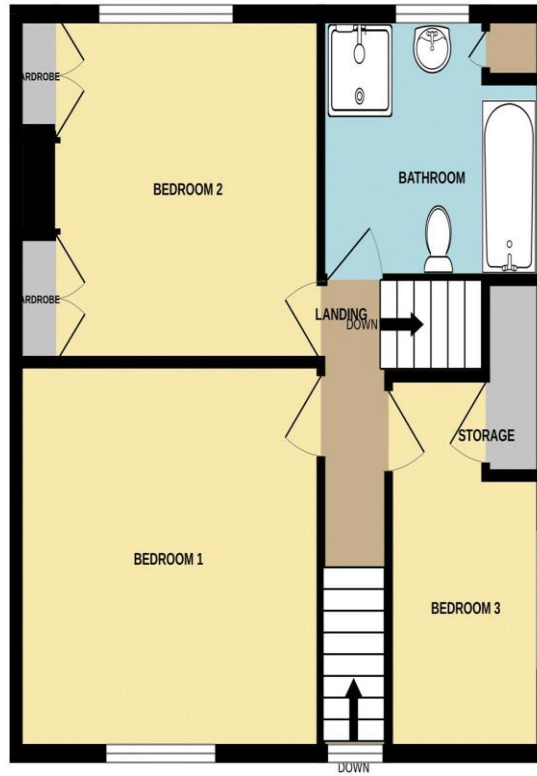
Address: 63 West Street, Harrietsham, MAIDSTONE, ME17 1HX
RRN:



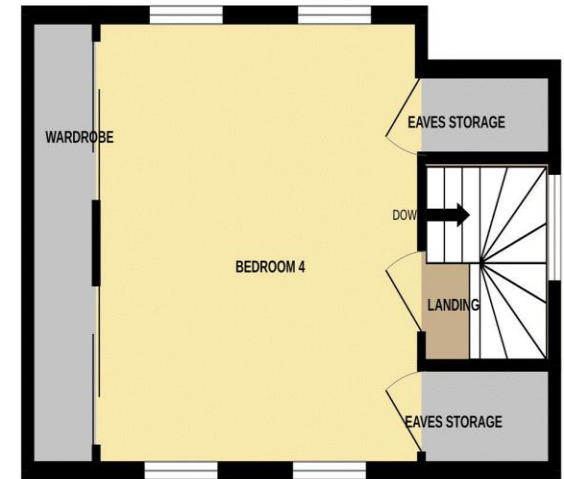
GROUND FLOOR
543 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.



2ND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 1412 sq.ft. (131.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ON THE GROUND FLOOR

Timber entrance canopy, hardwood partly glazed entrance door.

HALLWAY

Wide access to:

KITCHEN/BREAKFAST ROOM 13' 8" x 10' 4"
(4.16m x 3.15m)

Cream high gloss door and drawer fronts and stainless steel fittings and complementing work surfaces, enamel sink, stainless steel mixer tap, 4 burner gas hob with extractor hood above, eye level oven. Plumbing for washing machine/tiled splashback, ceramic tiled floor, recessed low voltage lighting, window to front.

THROUGH LOUNGE/DINING ROOM 23' 0" x 13' 4"
(7.01m x 4.06m)

Contemporary fireplace, flame effect, fireside metres cupboard, bay window to front, window to rear, recessed low voltage lighting, 2 radiators.

REAR LOBBY 10' 4" x 8' 6" (3.15m x 2.59m)

Door to side, window to rear, double radiator, staircase to first floor, built in storage cupboard.

CLOAKROOM

White suite, hand basin, mixer tap, low level wc, radiator, ceramic tiled floor.

ON THE FIRST FLOOR

LANDING

Staircase to 2nd floor.

BEDROOM 1 13' 3" x 11' 7" (4.04m x 3.53m)

Window to rear, radiator.

BEDROOM 2 11' 9" x 10' 10" (3.58m x 3.30m)

2 double built in wardrobe cupboards, window to front, radiator.

BEDROOM 3 11' 5" x 7' 1" (3.48m x 2.16m)

Window to side, southern aspect, built in storage cupboard, radiator.

BATHROOM 10' 2" x 7' 5" (3.10m x 2.26m)

White suite, chrome fittings, travertine tiled walls with decorative border tile, ceramic tiled floor, shower cubicle, panelled bath, pedestal wash basin, low level WC, chrome heated towel rail, window to front.

ON THE 2ND FLOOR

LANDING

Window to side, southern aspect.

BEDROOM 4 14' 8" x 14' 0" (4.47m x 4.26m)

Four velux windows, east and west facing, walk in wardrobe cupboard, 2 radiators.

OUTSIDE

The terrace is approached by a shared driveway at the end of which is a wooden gate with access to a large garage/workshop 31'6 x 16'2 with up and over entrance door, 3 windows, double aspect, door to side, electric light and power, overhead storage with access via a haybarn door. Adjacent to the workshop is a courtyard area with parking.

Directions

From Maidstone leave via the Ashford Road, A20, passing the Haynes Garage on the left hand side, continuing on through Bearsted beyond the roundabout at Leeds Castle, upon reaching Harrietsham Village after approximately 5 miles. Continue along the A20, take the turning on the right into West Street, the Pilgrims Rest can be found on the right, there is a driveway at the side of the pub, the property can be found at the end of the driveway.



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