



17 Lenham Road
Platts Heath, Maidstone
ME17 2NX

Guide £425,000 - £450,000

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Description

Light and airy detached family house in sought after semi-rural location in this popular hamlet with its own primary school (good Ofstead report) within easy walking distance. Well proportioned rooms with space to extend, south facing garden, originally built in 1964 where the present owner has resided for the last 25 years bringing up the family. The hamlet is flanked to the north by extensive forestry commission land, beyond which is the North Downs. views over which from the front of the house, The home offers that rare combination of rural without being isolated and by all accounts, excellent neighbours, walking distance of the Wishful Thinker an excellent local pub. Agents Note: It is considered that this property would achieve £1800 as a monthly rental.

Location

Platts Heath is a sought after hamlet 2 miles south of Lenham Village. Platts Heath has its own highly regarded Infant and Junior school, together with community centre and is renowned for being the source of the River Len. Lenham is a busy and sought after Village with its historic square, flanked by period properties offering a selection of shops providing for every day needs together with a mainline railway station connected to London on the Victoria line. The Village also boasts a highly regarded Senior school with a 'Good' Ofsted report. Maidstone may be accessed via the A20 and is 10 miles to Maidstone and 9 miles to Ashford.

Council Tax Band

D

VIEWINGS STRICTLY BY APPOINTMENT

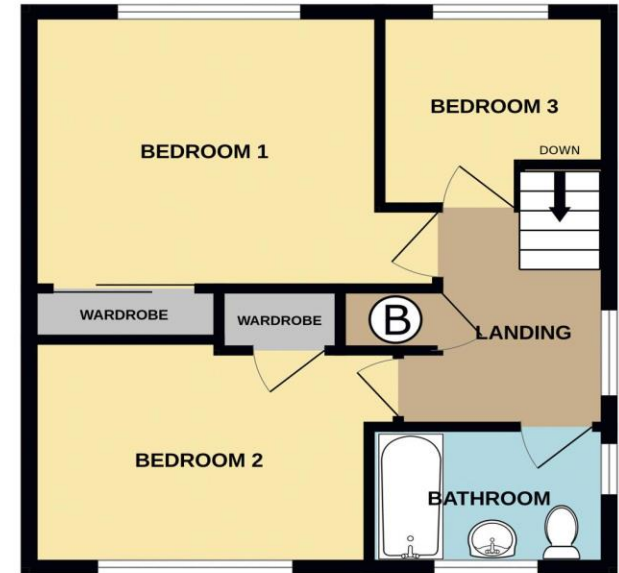
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		54 E
21-38	F		
1-20	G	10 G	

GROUND FLOOR
925 sq.ft. (85.9 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1361 sq.ft. (126.5 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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ENTRANCE PORCH

Outside light, half glazed Upvc entrance door. Cloaks area, double doors to:

ENTRANCE HALL 13' 3" x 6' 0" (4.04m x 1.83m)

Double radiator, staircase to first floor, built in storage cupboard.

LOUNGE 14' 4" x 12' 0" (4.37m x 3.65m)

Natural brick fireplace and hearth, fitted wood burning stove, dado rail, double radiator, picture window to front, door to:

DINING ROOM 9' 6" x 9' 2" (2.89m x 2.79m)

Dado rail, double radiator, double glazed sliding patio doors to conservatory.

CONSERVATORY 13' 3" x 9' 2" (4.04m x 2.79m)

Windows overlooking decked sun terrace, fitted blinds, double casement doors.

KITCHEN 11' 0" x 9' 5" (3.35m x 2.87m)

Fitted with oak faced door and drawer fronts, antique style fittings and complementing surfaces, one and half bowl sink, mixer tap, range of high and low level cupboards, 4 burner electric hob with extractor hood above, corner display shelving, built in brickwork housing Potterton boiler fired by LPG, providing central heating and hot water, tiled splashbacks, window overlooking rear garden, recessed spot lighting.

UTILITY ROOM 15' 3" x 7' 7" (4.64m x 2.31m)

Sink unit, with matching range of units, double radiator, window and door to rear canopy with log store.

CLOAKROOM

White suite, WC, hand basin, tiled splash back, window to rear.

ON THE FIRST FLOOR

LANDING

Built in linen cupboard with lagged cylinder and immersion heater, aspect to roof space, window to side.

BEDROOM 1 12' 8" x 11' 0" (3.86m x 3.35m)

Picture window to front, distant views, built in double wardrobe, radiator.

BEDROOM 2 12' 0" x 8' 5" (3.65m x 2.56m)

Built in wardrobe cupboard, radiator, window to rear, southern aspect.

BEDROOM 3 8' 0" x 7' 7" (2.44m x 2.31m)

Radiator, window to front distant views.

BATHROOM

Panelled bath with shower over, shower screen, wash hand basin, low level WC, vinyl flooring, fully tiled walls, double radiator, window, southern aspect.

OUTSIDE

To the front of the property there is an extensive concrete driveway for parking for 4 vehicles, lawn, hedged boundary, attached double garage 16'8 x 14'10. up and over entry door, light and power. The rear garden measures 30' x 43' and enjoys a southern aspect with an extensive decked sun terrace adjacent to the house, with an attractive retaining wall in brick and railway sleepers with shallow steps leading to a further raised decked

terrace, lawn, shrubs, fenced and hedged boundaries, pleasantly secluded.

Directions

From Maidstone leave via the Ashford Road, A20. After approximately 4 miles and upon entering the village of Harrietsham turn right at the Lee Davey Caravan Sales into East Street, continue for approximately 1 mile at the junction with Headcorn Road turn right passing over the high speed rail bridge and M20 bridge, taking the next turning on the right into Lenham Road. The property will be found on the left.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN

