



19 Old School Close  
Lenham, Maidstone  
ME17 2HD  
£300,000 - £325,000



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## Description

Sought after mid terrace, quiet cul de sac on this small development built by Hilreed Homes, adjacent to open fields. Well decorated and presented the accommodation is arranged on 2 floors, extending to 600 square feet with gas heating and Upvc windows, 40 ft South facing garden with access to garage & driveway.

## Location

The centre of the village is a short walk away approximately 1/4 mile, west is the railway station with connections to London on the Victoria line or to Ashford for the fast train to Ebsfleet and St Pancras. To the East past the cricket club is Lenham Square which is wonderful medieval meeting place, steeped in history and flanked by many exquisite period homes, and individual shops and restaurants. the magnificent Tithe barn has many functions for all to enjoy from xmas markets, to art exhibitions. educationally the area is well served with schools in the villlage for infants, juniors and seniors. The A20/A20/M20, M2 and M25/M26 are easily accessible.

## Council Tax Band

C

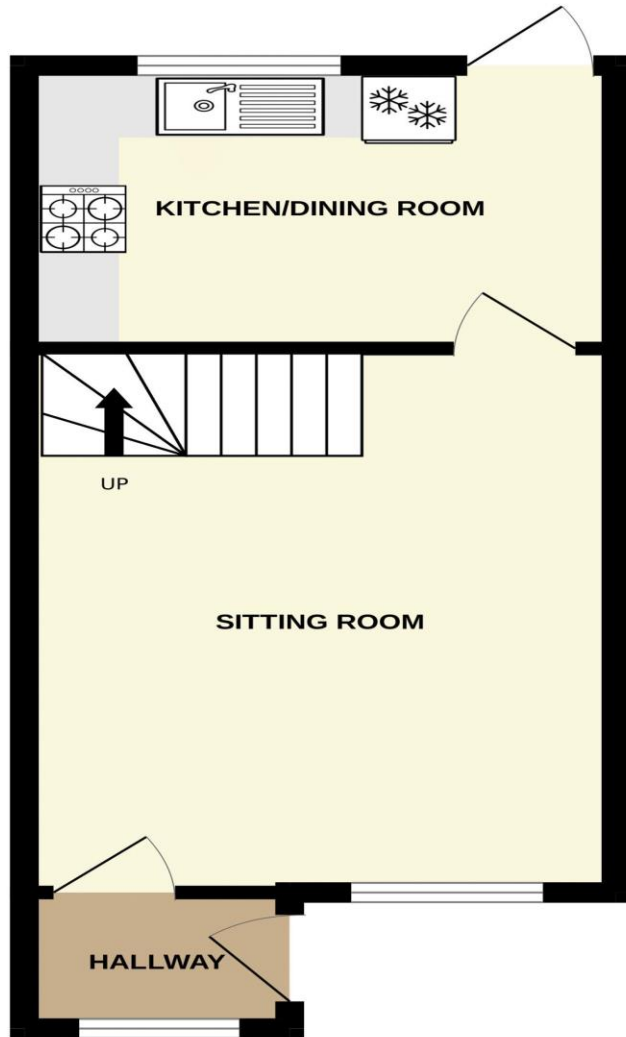
## VIEWINGS STRICTLY BY APPOINTMENT

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

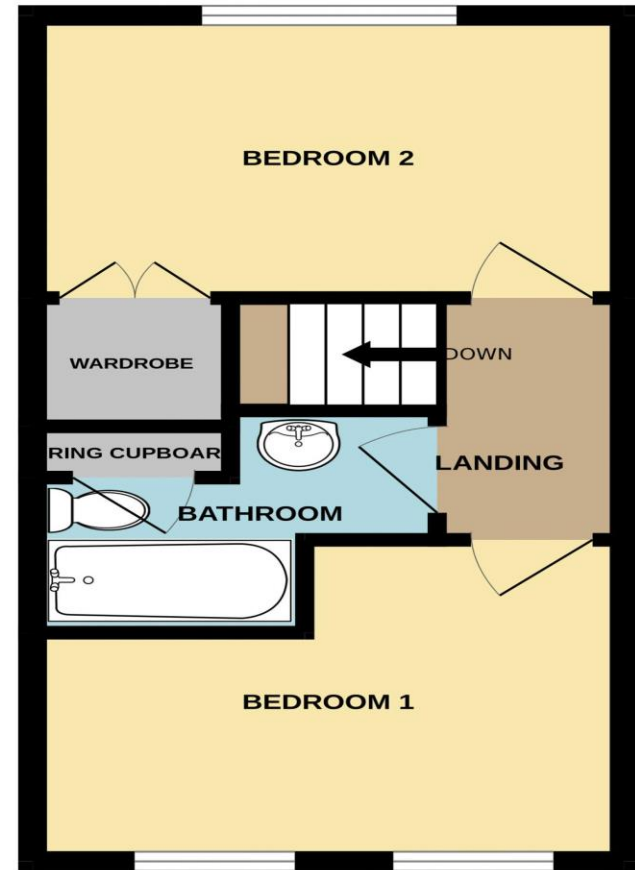


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 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

### ENTRANCE HALL

Partly glazed entrance door with blackened furniture with outside light. Window to front, cloaks area, door to:

### SITTING ROOM 15' 8" x 12' 1" (4.77m x 3.68m)

Window to front, pleasant open outlook, radiator, staircase to first floor with timber ballustrade, understairs cupboard, door to:

### KITCHEN/DINING ROOM 12' 1" x 8' 2" (3.68m x 2.49m)

Comprehensively fitted with units having cream door and drawer fronts with complimenting granite effect work surfaces and mosaic slate splashbacks. Stainless steel sink, mixer tap, plumbing for washing machine, fridge freezer, 4 burner gas hob with extractor hood and oven beneath, glazed display cabinets, shelving and wine rack, slate flooring, window overlooking rear garden, half glazed door to garden, Southern aspect. Cupboard housing boiler providing central heating and domestic hot water throughout.

## ON THE FIRST FLOOR

### LANDING

Approached by a staircase with arched display niche, timber ballustrade, access to roof space,

### BEDROOM 1 12' 1" x 9' 8" (3.68m x 2.94m)

Two windows to front, radiator

### BEDROOM 2 12' 1" x 8' 2" (3.68m x 2.49m)

Built in storage cupboard, window to rear, Southern aspect, radiator.

### BATHROOM

White suite, chrome plated fittings, panelled bath, mixer tap, shower over attachment, glass shower screen, pedestal hand basin, mixer tap, low level WC, slate effect flooring, tile splashbacks, built in linen cupboard.

## OUTSIDE

To the front of the property small garden with shrubs. The rear garden extends to 40ft fully fenced, decked terrace adjacent to the house, Southern aspect, lawn and shrubs, plum slate to the rear with pedestrian access to full size garage with additional parking to the front of the garage.

### Directions

From our Bearsted office proceed in an easterly direction onto The Green a continuation of which is The Street, passing The Oak on The Green continue on into Roundwell, at the junction with Ashford Road, A20, turn left east bound follow the road for approximately 5 miles passing through the village of Harrietsham. Continue for a short distance passing the BP garage on the left hand side. Take the 2nd turning into Lenham, taking the road down to the square, take left turning at the bottom, follow the road out of the village for about 1/4 mile and Old School Close will be found on the left hand side, No, 19 can be found at the very end of the cul de sac with our for sale board displayed.



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