



Cricketers Close, Harrietsham, Maidstone, Kent, ME17 1JQ

Price Guide £350,000



****GUIDE PRICE £350,000 - £380,000**** A lovely three bedroom link-detached family home in a very desirable cul-de-sac location. The property has been extended on the ground floor to provide generous living space with a bright sunny conservatory and a kitchen that is larger than average for the style of property, the property also benefits from a downstairs cloakroom.

The upstairs provides three bedrooms, two good sized doubles and a generous single with a modern well-appointed bathroom. Presented in excellent decorative order through-out, in our opinion this is an excellent prospect for both first-time buyers and families looking for their next move.

This attractive family home also benefits from a South-East facing garden, a garage and off-road parking. We anticipate a lot of interest in this property so your early viewing is recommended.

Tenure: Freehold. EPC Rating: To be confirmed. Council Tax Band: D



LOCATION

Situated in a quiet sought-after, rarely available cul-de-sac in Harrietsham, it is conveniently located for the well regarded local Primary and Senior schools and in close proximity to the village with it's many excellent amenities including shops, a pub and restaurant. This location is well served by local transport links being close to the M20 motorway and Harrietsham Mainline Station with it's direct links to Central London.

ACCOMMODATION

Entrance Hall

Cloakroom

Lounge/Diner

Kitchen

Conservatory

Landing

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

EXTERNALLY

Driveway

Garage

Garden

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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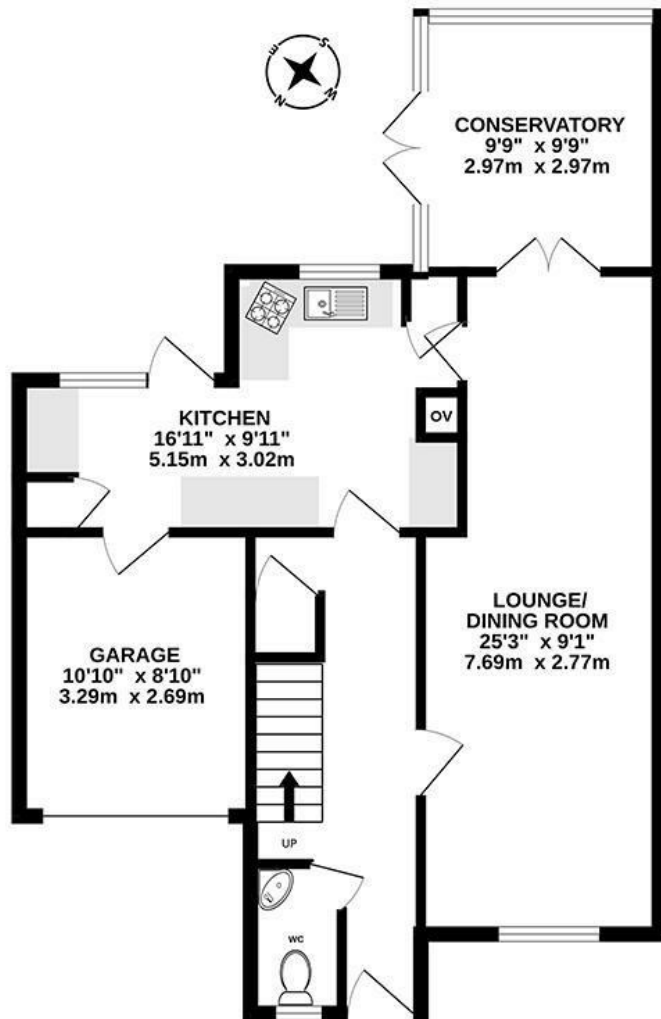
Approximate Gross Internal Area

Main House = 86.65 SqM 932.69 sq.ft

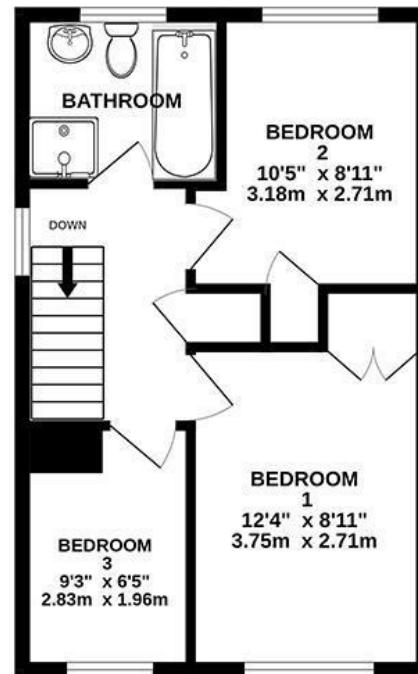
Garage = 8.85 SqM 95.26 sq.ft

Total = 95.5 SqM 1027.95 sq.ft

Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY- NOT TO SCALE

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

