

**Armistice Way, Harrietsham, Maidstone, ME17 1GY**

*Offers in excess of: Offers In Excess Of £400,000*





# "A well presented, double fronted, 3 bedroom semi-detached home with large garden & parking."



People frequently say, 'it's difficult to find a three bedroom home with large garden.' Come on inside and take a look at what's on offer here. Neatly positioned, on this popular development, boasting a green-outlook, lies this well-presented, white-weather boarded three bedroom, semi-detached attractive family home still boasting the remainder of it's NHBC Warranty. As you park up on your covered drive, stroll in through your front door & discover this turn-key family home, you won't regret adding this to the top of your viewing list! Boasting, both that still 'new' feel & blend of tasteful décor alongside spacious rooms for the family, these three-bedroom properties are really hard to beat in our opinion.



Step foot inside your new home and be greeted by the welcoming entrance hall, providing space to kick off your shoes and hang up your coat after the long day. The ground floor accommodation consists of a ground floor W/C that you would expect from a family home of this size, a bright kitchen/diner, bathed in light thanks to the window overlooking the front green & patio doors to the rear. The kitchen itself has a good array of wall and base units, whilst offering space for appliances.

As well as a smart, modern kitchen, there is a inviting reception room that occupies the right hand side of the ground floor, the lounge space allows the family to unwind and relax together, finished with another set of patio doors and charming window to the front, flooding this room with light.

Climb the stairs and discover the three well-proportioned bedrooms. The master, a delightful room that offers a with modern en-suite shower room, along with plenty of storage space. Across the hall, there are two further bedrooms. A large guest double bedroom as well as a very well sized third bedroom equally well utilised as a study for those that work from home. Servicing Beds 2 & 3 is the modern family bathroom that offers a shower over bath – perfect for a growing family!



This home offers a substantial garden in comparison to other 3 bedrooms on the estate. It is mainly laid to lawn with a patio area that leads from the patio doors. The patio provides a great spot to enjoy the last of the sunnier evenings and dine alfresco, whilst still giving plenty of space for the little ones to run around and burn off some steam. There's gated side access, which provides access to the driveway, where you can comfortably park 2 vehicles, as well as making use of the guest bays within the local area. The home is situated within an envious spot within the popular development.

Located within in the picturesque Kent countryside, Harrietsham is a charming village offering a perfect blend of rural tranquillity and excellent connectivity. Situated close to the stunning grounds of Leeds Castle, the area is surrounded by beautiful landscapes, historic sites, and a wealth of local amenities. Residents can find themselves amongst a vast range of facilities with local schooling near-by, notably the well regarded "Church of England primary school" rated: Good via Ofsted, as well as the two local grammar school's ; Invicta Grammar and Maidstone Grammar less a short car journey away.



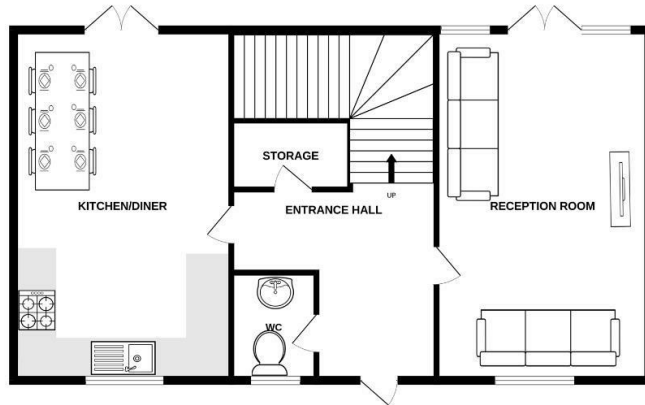
- Well Presented, Double-Fronted, 3 Bedroom Semi-Detached Home
- Charming position within the road, with green views to front elevation
- Driveway providing parking to side of the home (2 vehicles)
- Attractive, Modern fitted kitchen/diner with further patio doors
- EPC Rating: B (84) - Council Tax Band: D - Estate fee's: £370.00pa
- Constructed by the well regarded "Crest Nicolson"- NHBC Remaining: 3yrs
- Generous, green garden mainly laid to lawn with side access
- Comfortable family reception room with patio doors
- Spacious principal bedroom with built in storage & en-suite shower
- Situated within Harrietsham, between Ashford & Maidstone



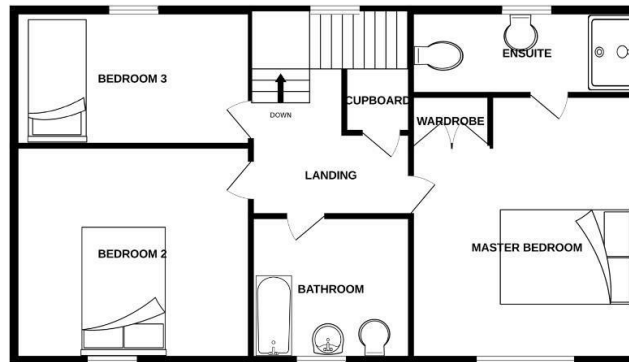




GROUND FLOOR



1ST FLOOR



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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### Viewings

Please contact [Maidstone@hunters.com](mailto:Maidstone@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

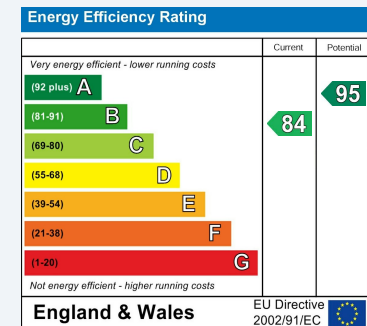
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

