



Matthews Avenue, Harrietsham, Maidstone, , ME17 1GJ
Offers In Excess Of £400,000



**** GUIDE PRICE: £400,000 - £420,000 ****

Nestled on the periphery of Matthews Avenue, Harrietsham, this immaculate 3-bedroom, 2-bathroom link-detached house offers a perfect blend of modernity and comfort. The property was constructed just 7 years ago and provides contemporary elegance.

From the moment you step inside, you will be greeted by an inviting living space, perfectly suited for both relaxation and entertainment, comprising dual aspect sitting room, open-plan kitchen/dining area with utility cupboard and French doors leading to the rear garden, with a convenient cloakroom completing the ground floor. Upstairs, the principal bedroom is a true retreat, featuring the added luxury of an en-suite shower room, whilst there's a further double bedroom, a single bedroom and a modern family bathroom.

Beyond the well-appointed interior, the property boasts a delightful private rear garden, providing an ideal setting for al fresco dining with family and friends. In addition to the private garden, the property offers practical amenities including an attached garage and a driveway, ensuring ample parking space for residents and guests. Tenure: Freehold. EPC Rating: B. Council Tax Band: D.



LOCATION

Situated on the periphery of the development, this home benefits from a serene location while still being convenient to the amenities of Harrietsham. Residents will enjoy easy access to the nearby train station, facilitating seamless travel to London and other major destinations. Families will appreciate the proximity to reputable schools. Furthermore, a diverse array of local shops, pubs and restaurants, provide convenience for everyday needs.

ACCOMMODATION

Ground Floor:

Entrance Hall

Cloakroom

Sitting Room

Dining Room

Kitchen

First Floor:

Bedroom One

En-suite Shower Room

Bedroom Two

Bedroom Three

Family Bathroom

EXTERNALLY

Garage


Driveway

Rear Garden

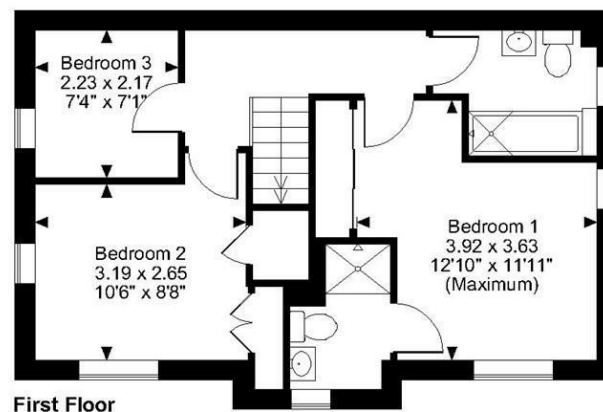
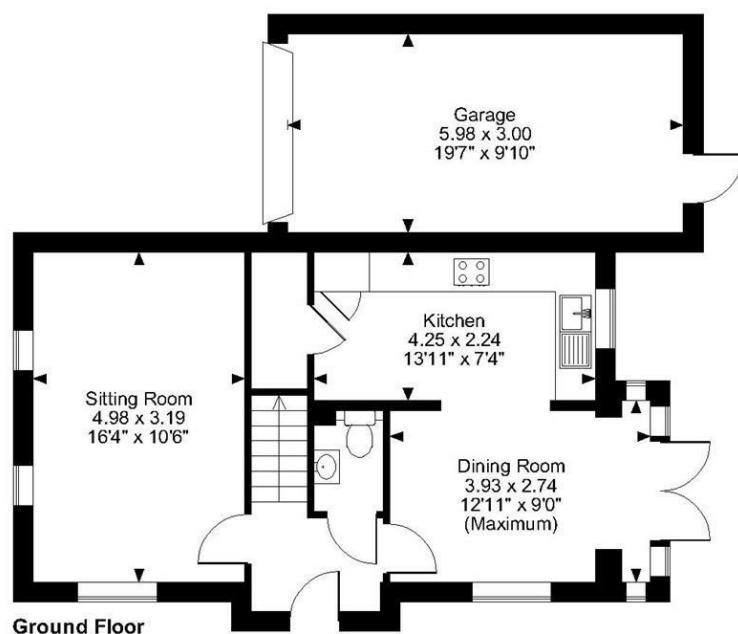
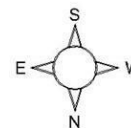
VIEWING

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 |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 95 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

Harrietsham, Maidstone, Kent
 Approximate Gross Internal Area
 Main House = 949 Sq Ft/88 Sq M
 Garage = 193 Sq Ft/18 Sq M
 Total = 1142 Sq Ft/106 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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