

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndhcom 2024. Produced for Simon Miller & Company. REF: 1134748



Approximate Area = 725 sq ft / 67.3 sq m
For identification only - Not to scale

Marsham Close, Harrietsham, Maidstone, ME17

Offers Over £280,000
EPC RATING: D

3 Marsham Close, Harrietsham, ME17 1NG





A well presented and deceptively spacious two bedroom semi-detached family home situated in the popular residential village of Harrietsham. The accommodation comprises entrance porch, spacious living room, kitchen diner and to the first floor two double bedrooms and contemporary family bathroom. The property benefits from an attractive and enclosed rear garden approximately 50ft in depth, parking for two vehicles, gas central heating and double glazing.

Harrietsham village community and the lifestyle it offers is one of the big attractions for families looking to move here, with village shop, doctors surgery and transport links including buses and a train station with direct links into London a short walk away. The highly sought after Harrietsham Church Of England Primary Schools is also within walking distance of your new home and you will find further schools including a secondary school locally in the nearby Lenham village. For commuting to work or for pleasure, from shopping in Maidstone to a drive down to the coast, everything is quite accessible from here along with a wealth of breath taking countryside walks along Pilgrims Way and Leeds Castle all virtually on your doorstep. This is truly a rare find and we strongly advise you to come and see for yourself why this could be the perfect fit for you all.

MATERIAL INFORMATION

Freehold
Council Tax Band D
EPC Report D



- Spacious Semi-Detached Family Home • Contemporary Bathroom • Two Double Bedrooms • Attractive And Enclosed Rear Garden • Off Street Parking For Two Vehicles • Early Internal Viewing Highly Recommended • Ideal First Time Purchase Or Downsize

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

11, COLMAN HOUSE, MAIDSTONE, KENT, ME14 1DJ | 01622 691255 | MAIDSTONESALES@SIMONMILLER.CO.UK