

3 Baillies Court Church Lane, Maidstone, ME17 1AG

Asking Price £350,000
EPC RATING: C

Church Lane, Harrietsham, Maidstone, Kent, ME17

Approximate Area = 1132 sq ft / 105.1 sq m
Garage= 152 sq ft / 14.1 sq m
Total = 1284 sq ft / 119.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Simon Miller & Company. REF: 1314296









Situated in the charming village of Harrietsham, Maidstone, this delightful house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this mid-terraced family home is ideal for those seeking a peaceful yet accessible location.

Upon entering, you are greeted by attractive oak flooring that flows throughout the property, enhancing the home's warm and inviting atmosphere. The property boasts two spacious reception rooms, providing ample space for family gatherings or quiet evenings in. A convenient downstairs cloakroom adds to the practicality of the layout, making daily living effortless.

The family bathroom is thoughtfully designed, catering to the needs of a busy household. Additionally, the property features a garage, offering secure parking and extra storage space, a valuable asset in this sought-after area.

Harrietsham village community and the lifestyle it offers is one of the big attractions for families looking to move here, with Gastro pub, supermarket, village shop, post office, 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.

MATERIAL INFORMATION

Freehold
Council Tax Band **D**
EPC Report **C**





• GUIDE PRICE £350,000 - £375,000 • Four Bedroom Mid Terraced Family Home • Family Bathroom & En-Suite Shower To Main Bedroom • Attractive Oak Flooring Throughout • Downstairs Cloakroom • Garage & Secure Gated Parking • Easy Access To M20 Motorway • Underfloor Heating Throughout • Sought After Harrietsham Location

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