



**Maidstone Road**  
Matfield TN12 7JP  
Guide Price £685,000

VIEWLANDS



**COUNTRY HOMES**

## Matfield TN12 7JP

LOCATED IN ONE OF KENT'S MOST SOUGHT AFTER VILLAGES IS THIS EXTENDED 3 BED FAMILY HOME.

This high specification, luxury extended home is immaculately presented and finished to an extremely high standard. New windows and doors have been fitted and the property has also been re-wired. This really is one of those homes you can simply move straight into.

This home is both spacious and versatile. The living area flows from the attractive entrance hallway with formal good size lounge to the front. To the rear is the luxury fitted kitchen with integrated appliances; this flows through to a fully glazed garden room with lantern and French doors leading to Rainbow Sandstone Patio area. The property also boasts a downstairs shower room and three well appointed bedrooms upstairs, along with a modern bathroom ensuring convenience for the whole family.

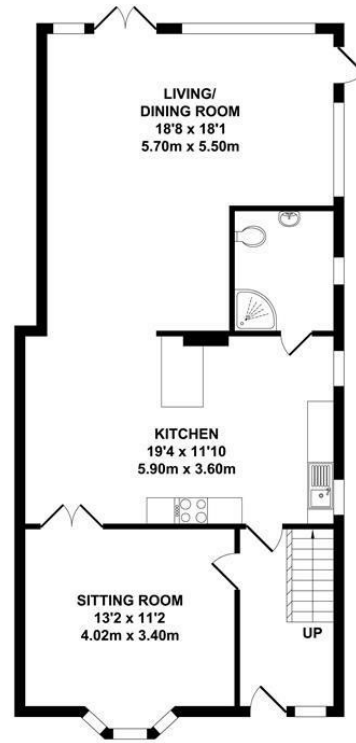
Externally there is ample parking to the front with access to the side leading to a garage. As you can see from the plot plan and photos, there is a large garden to the rear which backs on to fields with a private raised terrace.

Planning permission has also been submitted to create a loft conversion and en-suite bathroom, with large windows overlooking the garden and far reaching views. Also to include a car port to the side. Subject to receiving the requisite planning, there is also an option to add a first floor extension above the garden room.

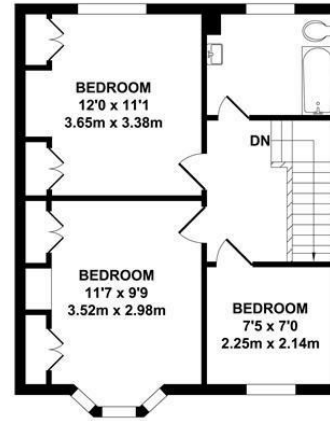
This 1930's family home is located in the very popular village of Matfield. The property is within walking distance of the idyllic village green and pond - the heart of the village. Watching cricket on the green, enjoying country walks and popular village pubs, with an excellent butchers/deli. A short drive will take you to Paddock Wood with a larger selection of shops, amenities, schools and mainline station. Matfield is also central for access to the towns of Tunbridge Wells, Tonbridge and Maidstone.

- 3 bedroom semi detached
- Open plan kitchen/diner
- Downstairs shower room
- Off road parking
- Sought after village location
- Views over farmland
- Planning submitted for loft conversion and car port
- Freehold
- Council tax band E





GROUND FLOOR  
APPROX. FLOOR AREA  
802 SQ.FT.  
(74.47 SQ.M.)

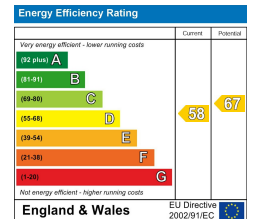


SECOND FLOOR  
APPROX. FLOOR AREA  
458 SQ.FT.  
(42.57 SQ.M.)

TOTAL APPROX. FLOOR AREA 1260 SQ.FT. (117.04 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Location Map

Tenure: Freehold

Council tax band: D



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