



**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS

## Garden Close

Maidstone, Kent, ME15 8AX

**Offers in Excess £475,000**



# Garden Close

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## Key Features

- One Bedroom Annexe
- Three Bedrooms, Three En-Suites
- Open Plan Living/Dining Room
- Private Rear Garden
- Sought After Location
- Ideal Family Home

## Description

Rare opportunity to purchase this exceptionally spacious and modern three bedroom, three en-suite family home with a self-contained one bedroom annexe with its own living space.

The property comprises entrance hall, which leads through the large open plan living/dining room with french doors leading to the rear garden and modern fitted kitchen with integrated appliances. Upstairs comprises primary bedroom with built-in wardrobes and en-suite bathroom with a separate shower, a two further double bedrooms both with their own en-suite shower rooms.

The property also benefits from a one bedroom self-contained annex comprising an open planned living kitchen/room with french doors leading out to the rear garden, a double bedroom and wet room with skylight.

Externally the property has a driveway with parking for multiple vehicles, landscaped private rear garden featuring a gravelled, decked and lawned areas aswell as a summer house with a store to the side.



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## Location

The property is conveniently located within walking distance of local shops, schools and bus service to Maidstone town centre, which is approximately 3-miles away. Mote Park is only a short walk away and offers a variety of amenities.

It is perfectly positioned for accessing the A274 and the M20 via Willington Street. The town centre of Maidstone is a short drive or bus away and offers shopping, dining and entertainment plus three mainline train stations with services to London.

■ EPC Rating C

■ Maidstone Council

■ Main Home Council Band D  
Annexe Council Band A

■ For Broadband Speed Refer to  
the Ofcom Website

For all Viewings and Enquiries contact:



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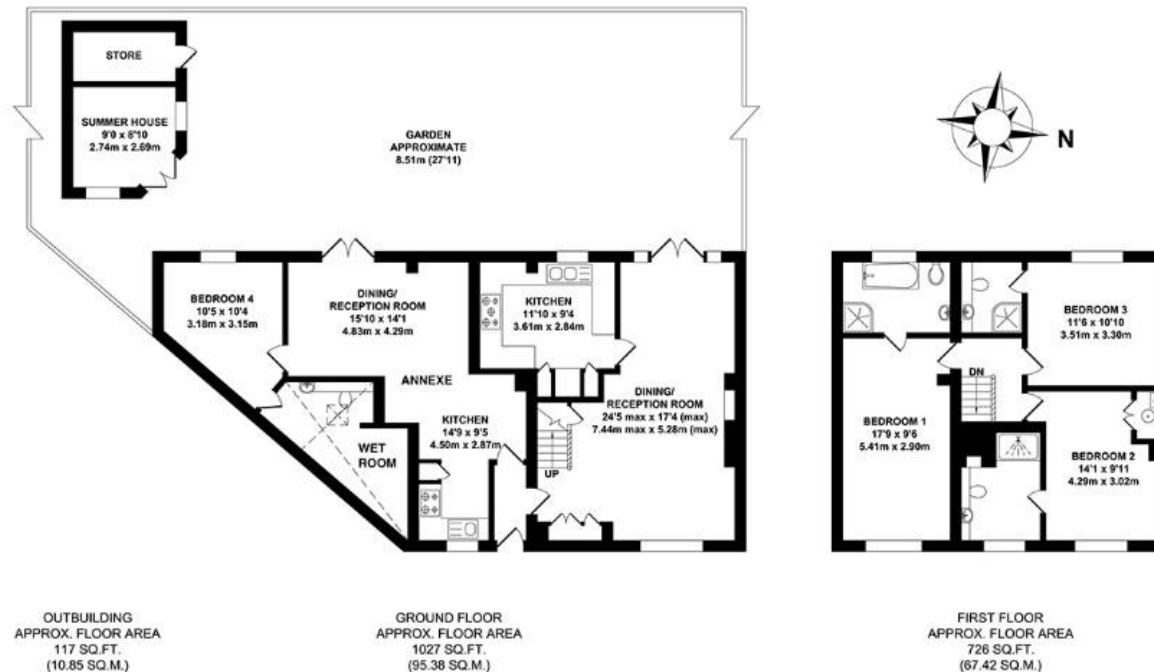








# Floorplan and Dimensions



## TOTAL APPROX. FLOOR AREA 1869 SQ.FT. (173.65 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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NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares. Please note that In accordance with Money Laundering Regulations, we are now required to obtain proof of identity for purchasers.



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