



**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS

**Boxley Road,**

Penenden Heath, Kent, ME14 2BH

**Guide Price £640,000 to £660,000**



# Boxley Road

Penenden Heath, Maidstone, Kent, ME14 2BH

## Key Features

- Four/Five Bedroom Detached House
- Four Bath/Shower Rooms
- Parking for Multiple Vehicles
- Separate Detached One Bedroom Annexe
- Modern Open Plan Kitchen/Dining Room
- Walking Distance of Local Amenities and Station

## Description

Situated on Boxley Road, a sought after area of Maidstone, this five bedroom, three bathroom detached family home offers the perfect blend of original character with modern living. The property has endless possibilities with a further detached one bedroom annexe to the rear and additional parking for a further three vehicles.

This family is spread over four floors, the ground floor comprises a large entrance hall, living room with feature fire place, spacious open plan kitchen/dining room also with a feature fire place and bi-fold doors leading out to the rear garden. The lower ground floor provides a separate utility room with access to the rear garden, a large bedroom and further single bedroom, which could also be used as a study. The remainder of the family home comprises primary bedroom with built in wardrobes and an en-suite bathroom with separate shower, two further double bedrooms and family bathroom also with a separate shower.

The property further benefits from a large private rear garden, with decked areas and the rest laid to lawn, driveway to the front of the property and an additional parking area for three vehicles via a gated entrance to the side of the property, two outside storage spaces/sheds, underfloor heating throughout the home and high ceilings, giving a light and airy feel.

The separate detached annexe is located to the rear of the property and is accessed via a gated entrance to the side of the home. The annexe comprises of a open plan kitchen/living room, a modern fitted shower room and double bedroom. With the separate access the annexe could also provide an opportunity for an additional income source for the owner.



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## Location

Boxley Road is situated in Penenden Heath and is within easy walking distance of Maidstone town Centre offering a variety of shops and leisure activities and Maidstone East train station . The M20 motorway is close by offering good access to motorway links such as the M2 providing good access to London and the coast.

A number of Primary and Secondary schools are also within walking distance and are all rated Ofsted 'Good' rating.

■ EPC Rating D

■ Council Tax Band F

■ Maidstone Borough Council

■ For Broadband Speed Refer to Ofcom Website

For all Viewings and Enquiries contact:



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# Floorplan and Dimensions



LOWER GROUND FLOOR  
APPROX. FLOOR AREA  
491 SQ.FT.  
(45.60 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR AREA  
534 SQ.FT.  
(49.60 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR AREA  
491 SQ.FT.  
(45.60 SQ.M.)

SECOND FLOOR  
APPROX. FLOOR AREA  
296 SQ.FT.  
(27.50 SQ.M.)

ANNEXE  
APPROX. FLOOR AREA  
487 SQ.FT.  
(45.26 SQ.M.)

**TOTAL APPROX. FLOOR AREA 2299 SQ.FT. (213.56 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.

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