



Sutton Road, Maidstone, Kent, ME15 9AP

- Modern kitchen/diner
- Large rear garden
- Driveway for numerous cars
- Conservatory
- Ground floor WC
- Recently fitted shower room

Guide Price £400,000



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DESCRIPTION

GUIDE PRICE £400,000 - £420,000

Welcome to this charming Edwardian property, located on Sutton Road in Maidstone. This delightful house boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms, including two double bedrooms, this period house is still full of character, with original internal doors to upstairs rooms.

One of the highlights of this property is the large, south facing rear garden, awash with mature fruit trees, the first half is laid to lawn, along with a sun deck and patio area, ensuring you catch the sun all day long. The rear of the garden, is ready to put your own personal mark on, with ample room to do so. The property also boasts a conservatory with a down stairs W.C, providing an extra area to relax, whilst looking out onto the garden, along with the added convenience for a family.

The recently fitted modern kitchen/diner is a chef's dream, offering a stylish and functional space to prepare delicious meals and dine with your loved ones. The property also features a recently fitted modern shower room, ensuring convenience for all residents. The Loft is part boarded, ensuring storage space for all.

Outside, the driveway provides ample parking space for multiple cars, making it easy for you and your guests to come and go as you please. A double glazed entrance porch provides storage, handy for the family.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and start envisioning the wonderful memories you could create in this lovely property on Sutton Road.

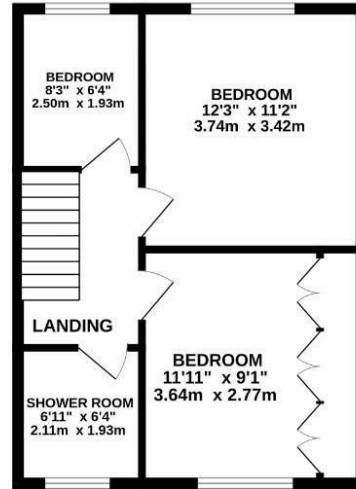
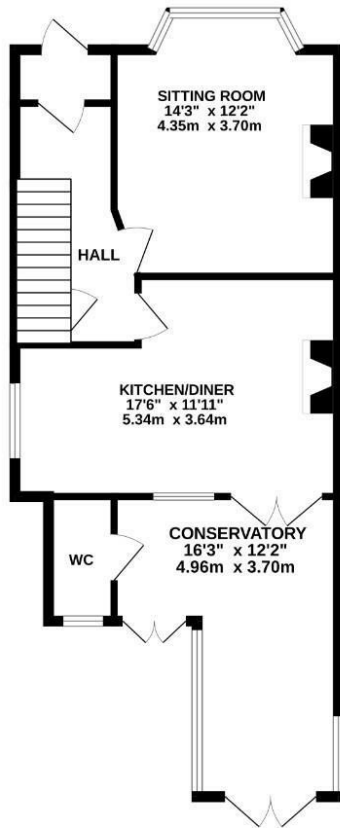
Services: Gas central heating and mains drainage and mains electricity.
Flood risk: Very low each year, there is a chance of flooding of less than 1 in 1000 (0.1%)
Broadband: Max Download 9000 Mbps Max Upload 9000 Mbps





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Viewings

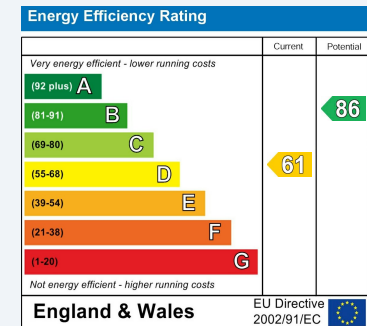
Please contact Maidstone@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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