



## St. Philips Avenue, Maidstone, Kent, ME15 7SW

- Chain free
- Original period features
- Ground floor cloakroom
- Edwardian mid terrace
- Modern kitchen / diner
- Close proximity to Maidstone grammar school

**Guide Price £320,000**





# St. Philips Avenue, Maidstone, Kent, ME15 7SW

## DESCRIPTION

GUIDE PRICE £320,000 - £340,000

Nestled on St. Philips Avenue in the charming town of Maidstone, this delightful Edwardian mid-terrace house offers a perfect blend of period charm and modern convenience. With two double bedrooms and a single bedroom, this property is ideal for families or those seeking extra space.

As you enter the entrance hall, you are greeted by an inviting reception room that exudes character, showcasing the beautiful period features typical of homes from the late 1920s. A log burner ensures a cosy room! This space provide a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests.

The heart of the home is undoubtedly the modern kitchen/diner, complete with integrated appliances, which has been thoughtfully designed to cater to contemporary living. This area is not only functional but also a lovely space for family meals and gatherings, whilst overlooking the rear garden via the conservatory extension.

The property boasts a first floor modern bathroom, and ground floor W.C ensuring comfort and convenience for all residents. Additionally, the absence of a forward chain means that you can move in without delay, making this an attractive option for those eager to settle into their new home.

Outside there is a sizable, mature, rear garden, perfect for families and entertaining.

Situated close to Maidstone Boys Grammar School, this location is particularly appealing for families seeking quality education for their children. The surrounding area offers a blend of local amenities and green spaces, its also a short walk to Maidstone town centre.

In summary, this Edwardian mid-terrace house on St. Philips Avenue is a wonderful opportunity for anyone looking to embrace the charm of a period property while enjoying modern living. With its spacious layout, period features, and prime location, it is sure to attract considerable interest. Don't miss your chance to make this lovely house your new home

Services: Gas fired central heating, 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: Ultrafast max download 80 Mbps Superfast max download 80 Mbps  
( Floorplan and EPC to follow)

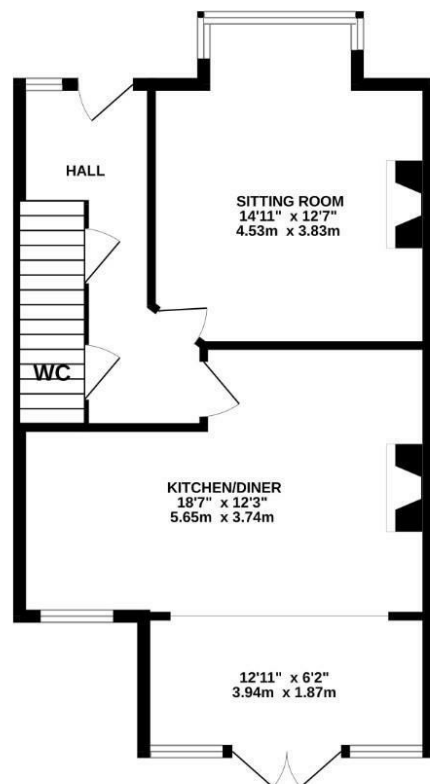




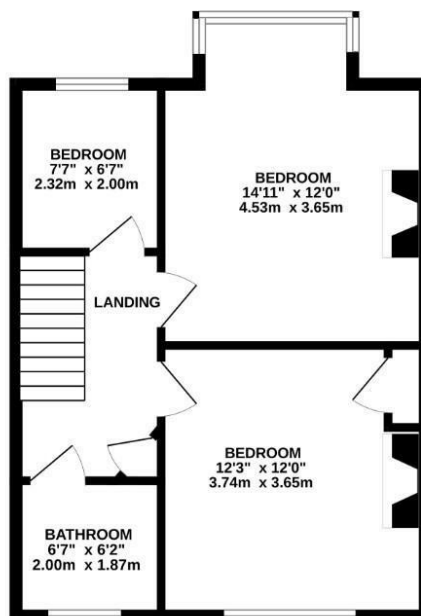




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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

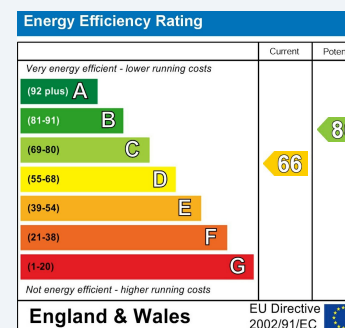
Please contact [Maidstone@hunters.com](mailto:Maidstone@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.