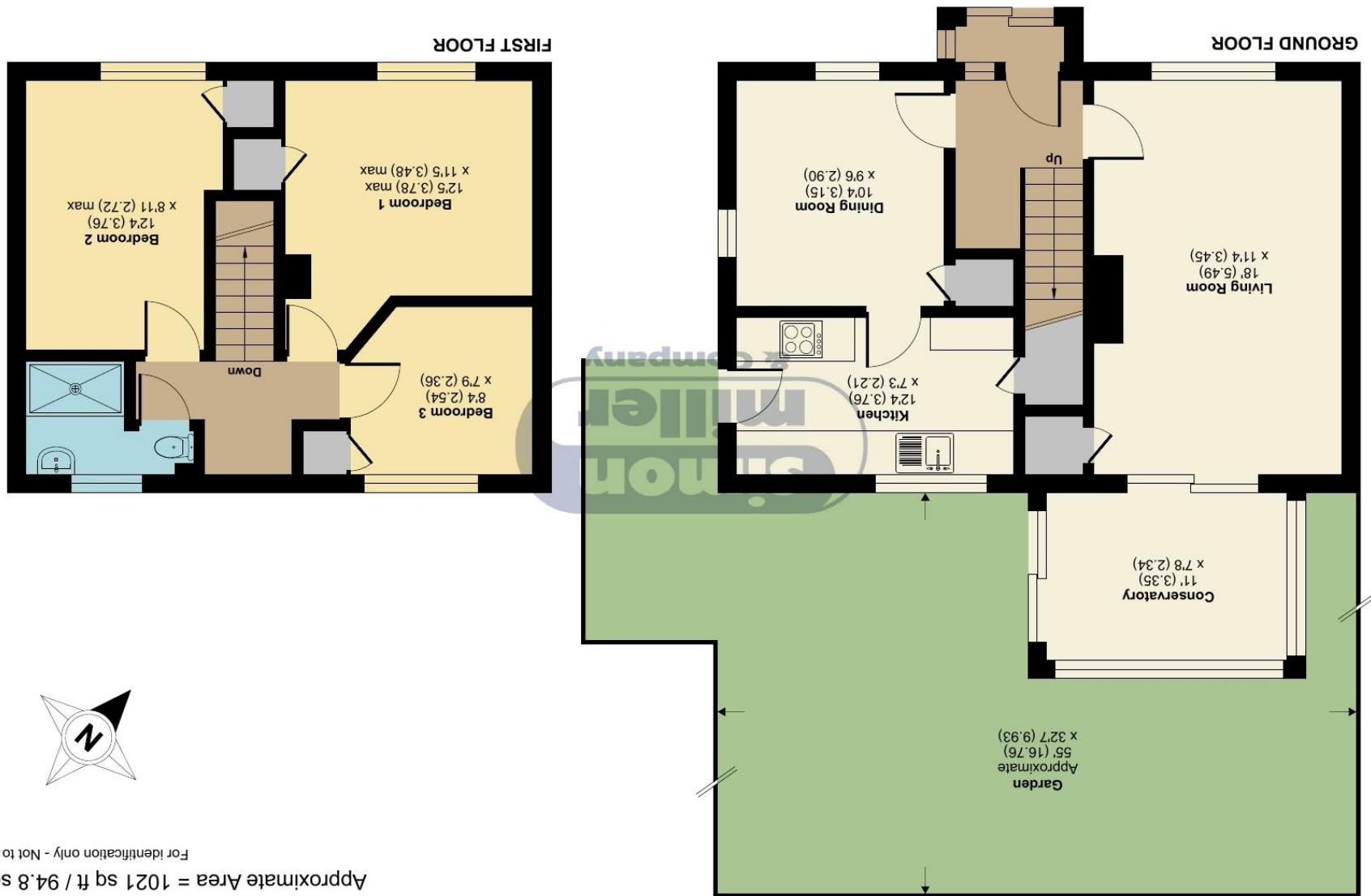


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Simon Miller & Company. REF: 1061148



Approximate Area = 1021 sq ft / 94.8 sq m
For identification only - Not to scale

South Bank, Sutton Valence, Maidstone, ME17

GUIDE PRICE £350,000 - £375,000

EPC RATING: C

29 SOUTH BANK, SUTTON VALENCE, ME17 3BE





Located moments from the centre of this historic village is this very well presented, semi detached family home which is being offered chain free. Offering luxurious fitted kitchen, dining room and spacious lounge leading to the conservatory, upstairs, there are three bedrooms and a modern, three piece shower room. With off street parking for two cars beside, the southerly facing rear gardens offer mature lawns, flower and shrub beds, a central patio and greenhouse to the rear.

The village of Sutton Valence offers a well regarded primary school and the renowned Sutton Valence Prep and Senior Schools, nearby Post Office and farm shop, local garage, popular Pub as well as hairdressers and doctors' surgery, recreation ground and the village hall, all within close walking distance. The larger village of Headcorn is only a short drive, with its mix of independent shops and Sainsburys' Local and for the commuter, a mainline train station offering regular services into London Charing Cross.

MATERIAL INFORMATION

**Freehold
Council Tax Band (C)
EPC Report (C)**



- **VERY WELL PRESENTED SEMI DETACHED FAMILY HOME**
- **THREE BEDROOMS**
- **QUALITY FITTED KITCHEN**
- **TWO RECEPTION ROOMS**
- **MODERN SHOWER ROOM**

- **OFF STREET PARKING**
- **SOUTH FACING GARDENS**
- **CUL DE SAC LOCATION**
- **OFFERED CHAIN FREE**
- **CLOSE TO THE CENTRE OF THE VILLAGE**

JB1233 201123/160124HE

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

36 KING STREET, MAIDSTONE, KENT, ME14 1BS | 01622 691255 | MAIDSTONEALES@SIMONMILLER.CO.UK