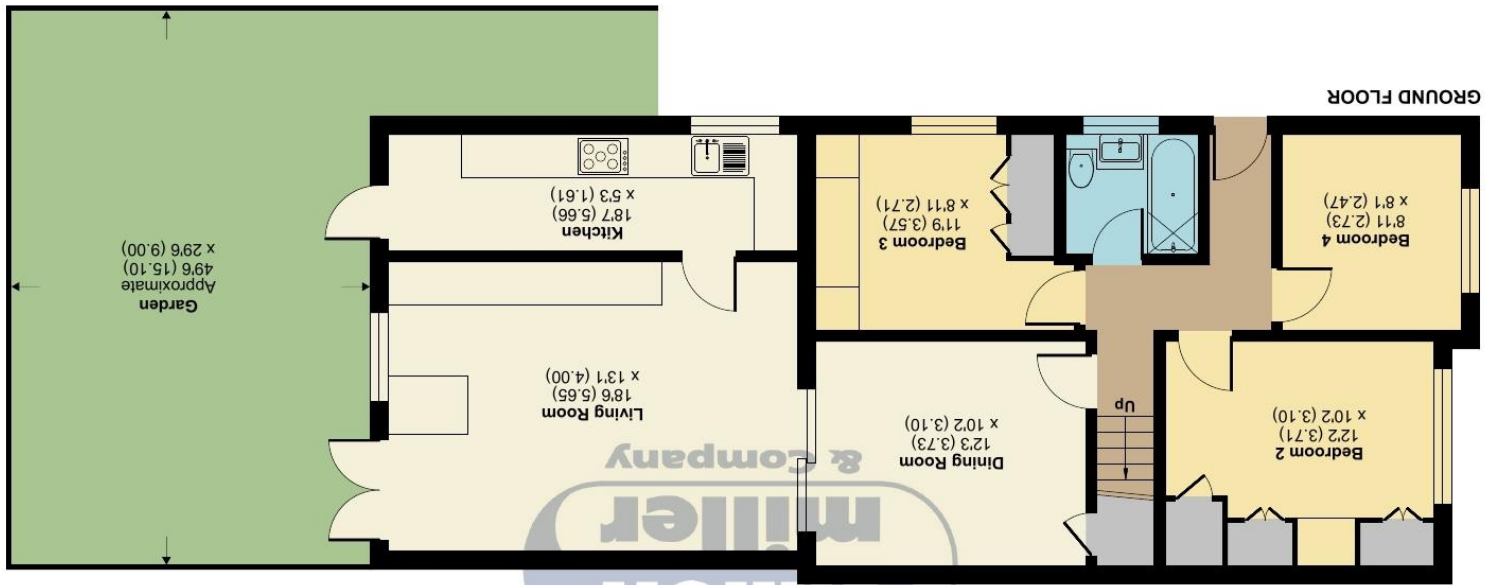


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Simon Miller & Company. REF: 1087375



Denotes restricted head height

Approximate Area = 1274 sq ft / 118.3 sq m
 Limited Use Area(s) = 19 sq ft / 1.7 sq m
 Outbuilding = 179 sq ft / 16.6 sq m
 Total = 1472 sq ft / 136.6 sq m
 For identification only - Not to scale



Langham Grove, Maidstone, ME16

GUIDE PRICE £475,000 - £500,000

EPC RATING: D

17 LANGHAM GROVE, MAIDSTONE, ME16 0LA





Simon Miller & Company are pleased to offer this well presented four bedroom chalet bungalow. On the ground floor there are three bedrooms and a bathroom. There is a dining room and large extended lounge and separate kitchen, both with doors opening out to the rear garden. Upstairs there is bedroom four along with a separate shower room and eves storage. Outside the rear garden is mainly laid to lawn with flower and shrub beds. To the front there is off street parking for several vehicles.

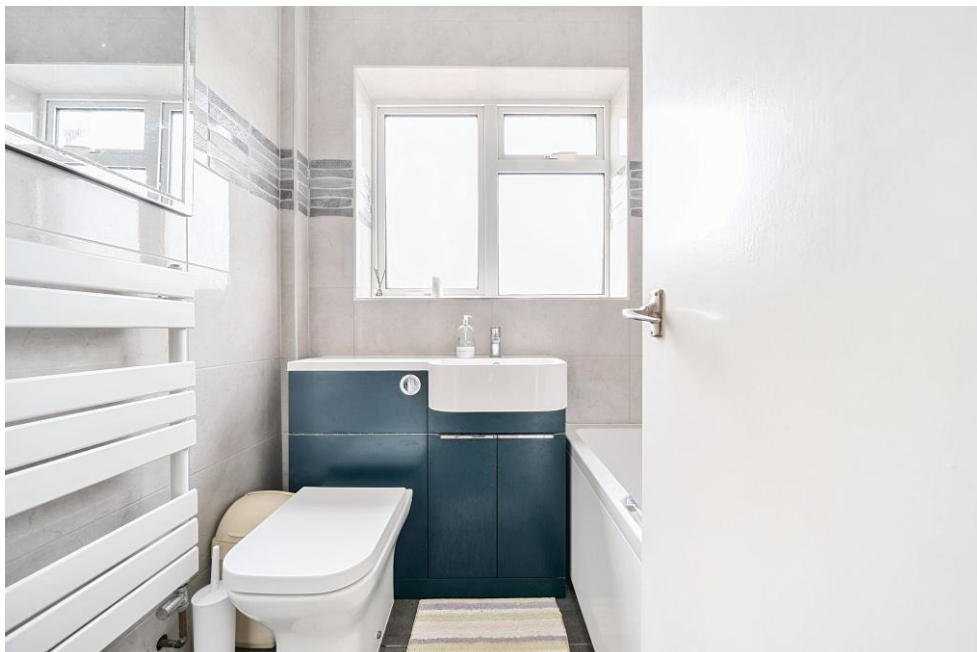
Situated in a popular residential area of similar style properties, the bungalow is well placed for local educational facilities including Oakwood Park. Neighbouring Allington and Barming offer local shops with Maidstone town centre approximately two miles away.

MATERIAL INFORMATION

Freehold

Council Tax Band (D)

EPC Report (D)



- **FOUR BEDROOM CHALET BUNGALOW**
- **OFF ROAD PARKING FOR SEVERAL CARS**
- **LARGE EXTENSION TO REAR**
- **MODERN KITCHEN AND BATHROOMS**

- **SUMMER HOUSE WITH POWER**
- **POPULAR AND SOUGHT AFTER LOCATION**
- **CHAIN FREE**

WA3235 080224/220424BA

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