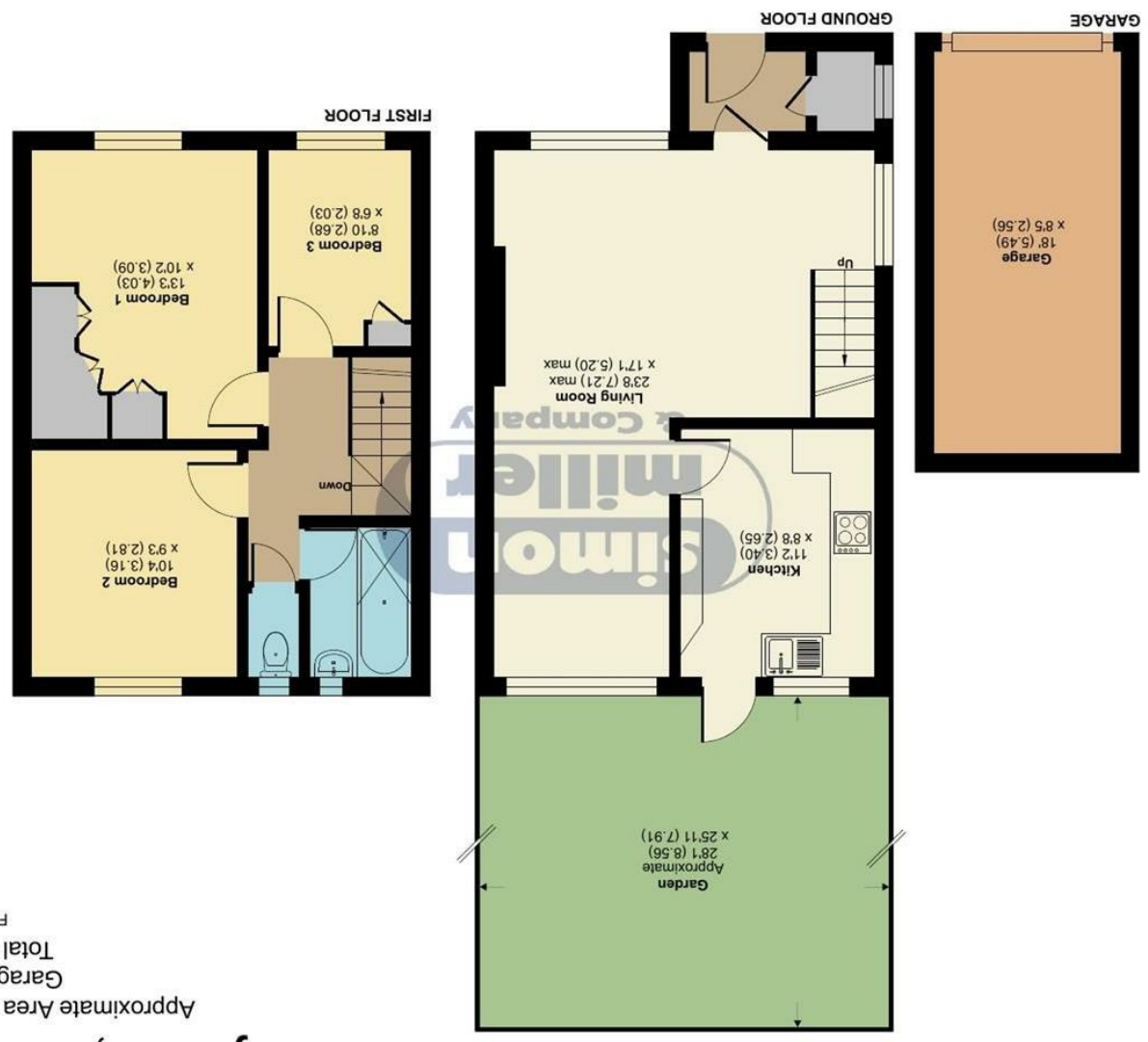


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndhcom 2024. Produced for Simon Miller & Company. REF: 1191274



Charlbury Close, Maidstone, ME16
 Approximate Area = 844 sq ft / 78.4 sq m
 Garage = 151 sq ft / 14 sq m
 Total = 995 sq ft / 92.4 sq m
 For identification only - Not to scale

36 Charlbury Close, Maidstone, ME16 8TE

Guide Price £325,000
 EPC RATING: D





GUIDE PRICE £325,000 - £350,000

Situated within walking distance of local shops and schools, this home is ideal for families with children. The peaceful cul-de-sac location ensures a tranquil environment, perfect for unwinding after a long day.

The property, built between 1960-1969, boasts a spacious open-plan living space perfect for family gatherings and relaxation.

With a garage and off-street parking, convenience is at the forefront of this residence. The potential to extend, subject to obtaining the necessary planning permissions, provides an exciting opportunity to tailor the property to your liking.

Furthermore, the property's proximity to the M20 motorway and Maidstone West Train Station offers easy access for commuters, making this home not only a haven but also a practical choice for those needing to travel for work.

Don't miss out on the chance to make this lovely property your own and enjoy the best of family living in Maidstone.

MATERIAL INFORMATION

Freehold
Council Tax Band D
EPC Report D



• GUIDE PRICE £325,000 - £350,000 • Three Bedroom Semi Detached Family Home • Located Within Walking Distance Of Local Shops And Schools • Open Plan Living Space • Potential To Extend (STPP) • Easy Access To The M20 • Close To Maidstone West Train Station • Peaceful Cul De Sac

Location • Garage And Off Street Parking For Three Cars

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.

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