

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1383186



9 Heath Grove, Maidstone, ME16 9AS

Guide Price £425,000
EPC RATING: C





Situated in the desirable area of Heath Grove, Maidstone, this beautifully presented semi-detached family home offers a perfect blend of modern living and classic charm. Built in the 1930's, the property has been thoughtfully extended to provide ample space for family life, boasting a generous 1,034 square feet of well-designed accommodation.

Upon entering, you are greeted by a stunning open plan reception area that seamlessly flows into a luxury kitchen, which in turn opens out via bifold doors to the peaceful south facing rear garden, creating an inviting space ideal for both entertaining and everyday family activities. The ground floor also features a separate reception room, providing additional living space that can be tailored to your needs. A convenient downstairs WC adds to the practicality of the layout.

The first floor comprises three well-proportioned bedrooms, perfect for a growing family. The bathroom is designed with comfort in mind, featuring a separate shower for added convenience.

Outside, the low maintenance rear garden is a delightful retreat, complete with a patio area that is perfect for al fresco dining or simply enjoying the sunshine. The property also benefits from parking for two vehicles and has an electric vehicle charging point, a valuable asset in this sought-after location.

MATERIAL INFORMATION

Freehold
Council Tax Band D
EPC Report C



• GUIDE PRICE £425,000 - £450,000 • Extended Three Bedroom Semi-Detached Family Home • Beautifully Presented Throughout • Downstairs WC • Stunning Open Plan Reception Leading Into Luxury Kitchen • Seperate Reception Room • Low Maintenance South Facing Rear Garden With Patio & Seating Areas • Bathroom with Seperate Shower • Sought After Barming Heath Location • Easy Access To Maidstone Town Center, Train Station & Motorway Links

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.

11, COLMAN HOUSE, MAIDSTONE, KENT, ME14 1DJ | 01622 691255 | MAIDSTONESALES@SIMONMILLER.CO.UK