



63 Woolley Road, Maidstone, ME15 8PZ
Offers In Excess Of £400,000



With views of a playing field and the North Downs to the rear, this generously proportioned three bedroom semi-detached property boasting 1,349 sqft of internal accommodation, presents a rare opportunity. There is significant potential to modernise and extend the property if desired (subject to planning permission).

The expansive layout comprises a spacious hallway, an L-shaped living/dining room, a generous kitchen, and a downstairs cloakroom. Upstairs includes a spacious landing, three double bedrooms, and a family bathroom. Additionally, the property features an enclosed rear garden and an integral garage.

Local amenities such as shops, schools, a doctor's surgery, and a bus service to Maidstone town centre, approximately 3 miles away, provide convenience. Mote Park, a vast recreational area spanning 450 acres is close by, whilst Bearsted village offers further conveniences, including a mainline station and easy access to the M20 motorway.

An exceptional chance to acquire a property of this size with such potential. The property is offered with NO FORWARD CHAIN. Tenure: Freehold. EPC Rating: D. Council Tax Band: D.



GROUND FLOOR

Entrance Hall

Sitting Area

Dining Area

Kitchen

Cloakroom

FIRST FLOOR

Landing

Bedroom 1

En-suite Shower Room

Bedroom 2

Bedroom 3

Family Bathroom

EXTERNALLY

Front Garden

Driveway

Integral Garage


Rear Garden

Shed/Veranda seating area

VIEWING

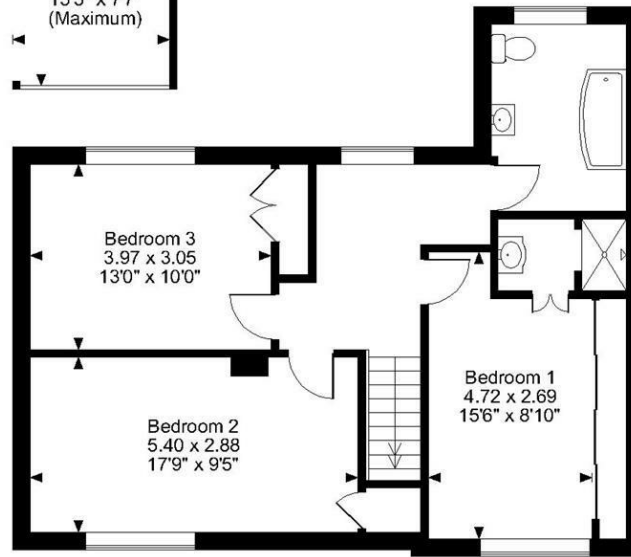
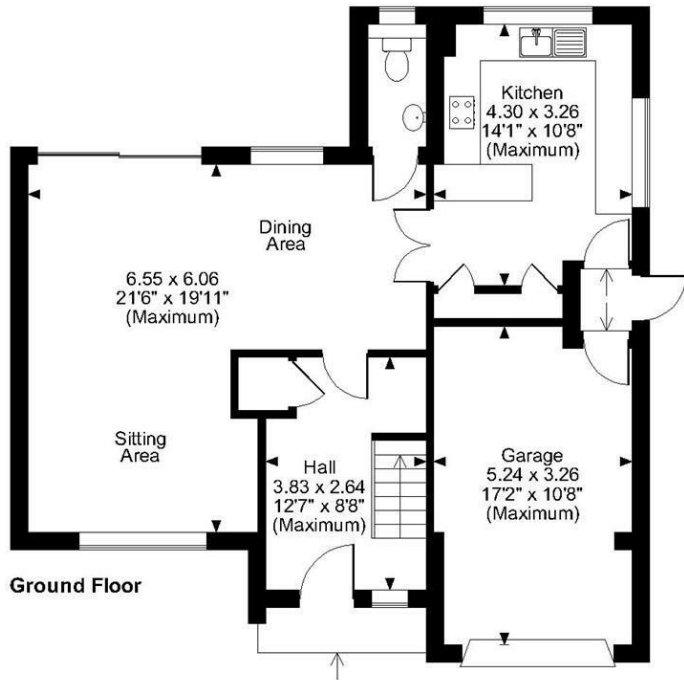
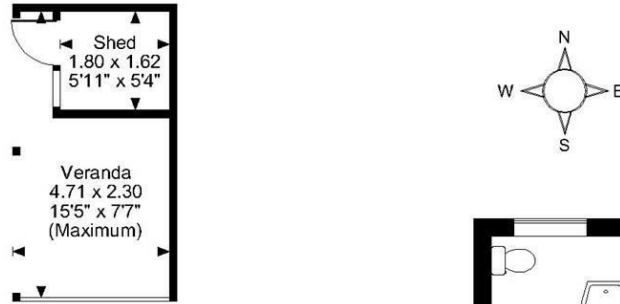
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

Woolley Road, Maidstone, Kent
Approximate Gross Internal Area
Main House = 1349 Sq Ft/125 Sq M
Garage = 176 Sq Ft/16 Sq M
Shed = 31 Sq Ft/3 Sq M
Veranda external area = 88 Sq Ft/8 Sq M
Total = 1556 Sq Ft/144 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8605522/SS

