



**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**

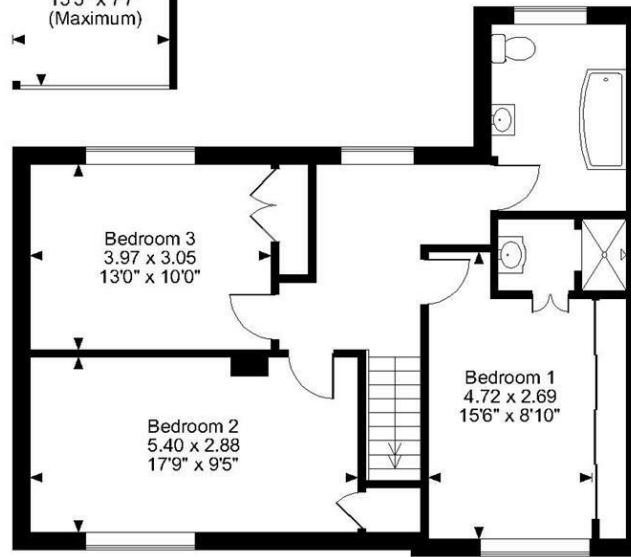
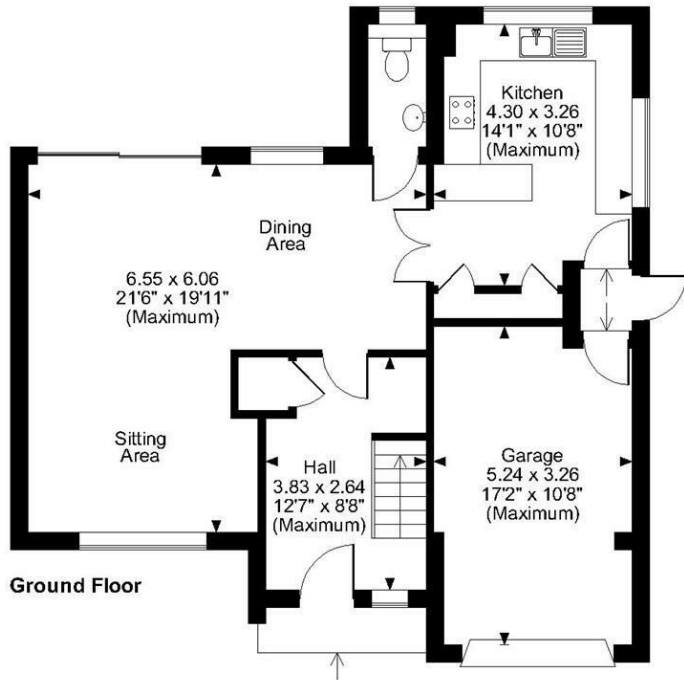
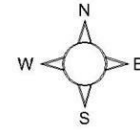
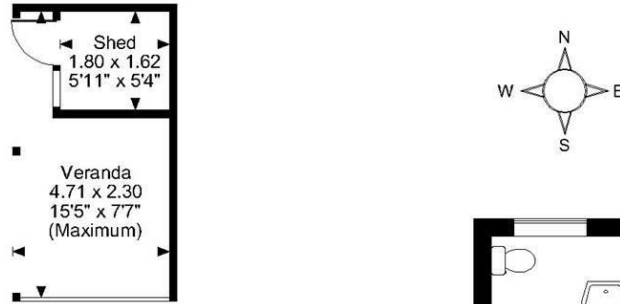
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

**Energy Efficiency Rating**

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

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**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**



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