



18 Gardenia Road, Maidstone, Kent, ME17 3UF
Price Guide £400,000



PRICE GUIDE: £400,000 - £425,000. No forward chain. The property is situated in a very popular residential area on the south eastern outskirts of Maidstone. The immediate area is close to open countryside. There are excellent amenities close by, with the county town itself providing an excellent range of shopping, educational and social facilities.

The property comprises a recently built four bedroom townhouse, finished to a very good specification and in immaculate order throughout. The property benefits from double glazing and gas fired central heating and also benefits from a garage with parking to the front. Internal inspection of this keenly priced property is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office - 01622 756703

EPC rating: B
Council tax band: E
Tenure: freehold



GROUND FLOOR:

Entrance door to ...

Entrance Hall:

Inset ceiling lighting. Staircase to first floor.

Spacious Cloakroom

Low-level WC. Wash hand basin with cupboard under. Inset ceiling lighting.

Living Room: 16'9 x 13'9 (5.11m x 4.19m)

A lovely spacious area with two wall light points. Two skylights. Double glazed window to the rear elevation. Double glazed double doors opening to the garden. The room communicates with a ...

Beautifully Fitted Kitchen: 18' x 10' (5.49m x 3.05m)

Maximum 'L' shaped measurements. Extensive range of work surfaces with cupboards beneath. Range of Electrolux appliances including oven, 4-ring hob with extractor fan over. Built in dishwasher. Fridge and freezer. The wall cupboards have lighting under. Cupboard concealing Potterton gas fired boiler serving central heating and domestic hot water. Double glazed window to the front elevation. Inset ceiling lighting.

FIRST FLOOR:

Landing

Built in cupboard. Staircase to second floor.

Bedroom 2: 13'9 x 10'1 (4.19m x 3.07m)

Double glazed window to the rear elevation.

Bedroom 3: 13'10 x 8' (4.22m x 2.44m)

Double glazed window to the front elevation.

Family Bathroom

Panelled bath. Hand held shower. Wash hand basin. Shower cubicle. Low-level WC. Extensive tiling to walls. Tiled flooring. Chrome heated towel rail. Shaver point.

SECOND FLOOR:

Landing

Bedroom 1: 14' x 13'9 (4.27m x 4.19m)

Double glazed window to the front elevation. Range of mirror fronted wardrobe cupboards

En-suite Shower Room

Shower cubicle with thermostatically controlled shower. Low-level WC. Wash hand basin. Part tiled walls. Inset ceiling lighting. Extractor fan. Chrome heated towel rail. Shaver point.

Bedroom 4: 13'10 x 8' (4.22m x 2.44m)

Double glazed window to the rear elevation.

EXTERNALLY:


A paved pathway leads to the property. The front garden has been landscaped with wood chippings, a variety of shrubs and newly planted beech hedge. Situated close by is a full size garage with parking to the front. The rear garden extends in depth to about 34'. Immediately behind the house is a paved terrace and seating area, leading onto an area of lawn. A pathway leads through to rear access.

VIEWING

Viewing strictly by arrangements with the Agent's Loose Office:
2 Boughton Lane, Loose, Maidstone ME15 9QD
Tel. 01622 746273

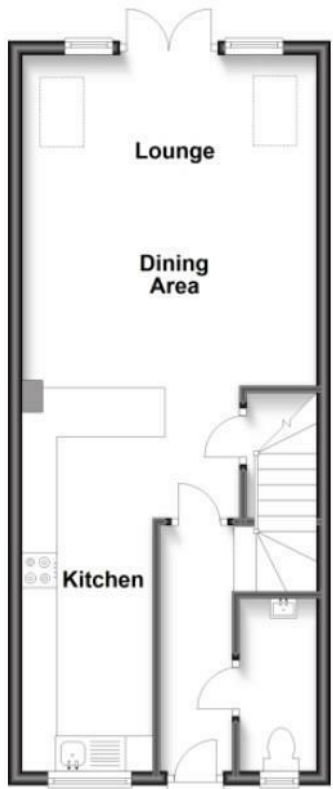
DIRECTIONS

Leave Maidstone on the A274 Sutton Road and proceed out of Maidstone. At the roundabout turn right into Rosewood then first right into Gardenia Road where the property will be found on the right hand side.

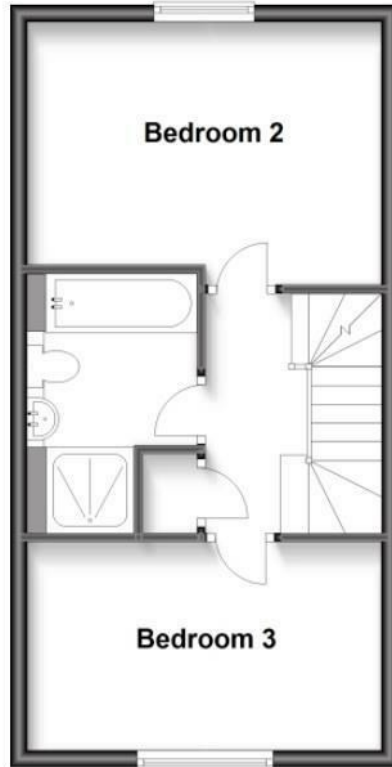
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor



First Floor



Second Floor

