



45 Lombardy Drive, Maidstone, Kent, ME14 5TB
Guide Price £550,000 - £580,000

*** GUIDE PRICE £550,000 - £580,000 *** EXCEPTIONALLY WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME BACKING ONTO VINTERS PARK NATURE RESERVE. An excellent opportunity to purchase this spacious four bedroom detached family home in a sought after cul de sac location on the popular 'Woodlands' development. The ground floor accommodation features an entrance porch, spacious entrance hall, downstairs WC, lounge, dining room, large conservatory, kitchen/breakfast room, utility room, whilst on the first floor will be found four bedrooms, the principal benefits from an en-suite shower room, together with a family bathroom. There is a large integral garage with electronically operated roller door, triple width driveway and a rear garden which backs onto the nature reserve. The property is within walking distance of Valley Park School and Invicta Girls Grammar School. Viewing is highly recommended. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: D
Council Tax Band: F
Tenure : Freehold



LOCATION:

Situated in a sought after cul de sac setting back onto Vinters Park Nature Reserve on the popular 'Woodlands' development.

PROPERTY INFORMATION:

45 Lombardy Drive offers family size accommodation and has been exceptionally well maintained.

FEATURES:

Spacious Lounge with feature log burner

Large Double Glazed Conservatory

Views over nature reserve to rear

En-suite shower room

Downstairs cloakroom

Kitchen/Breakfast room

Utility room

Large garage

ROOMS:

GROUND FLOOR:

Entrance Porch

Spacious Entrance Hall

Downstairs WC

Lounge: 21'4 x 11'10 (6.50m x 3.61m)

Dining Room: 14' x 8'2 (4.27m x 2.49m)

Kitchen/Breakfast Room: 19'4 x 11' (5.89m x 3.35m)

Utility Room: 6'6 x 5'10 (1.98m x 1.78m)

Double Glazed Conservatory: 13'3 x 12' (4.04m x 3.66m)

FIRST FLOOR:

Principal Bedroom: 11'2 x 10'5 (3.40m x 3.18m)

En-suite shower room

Guest Bedroom: 12' x 9'10 (3.66m x 3.00m)

Bedroom 3: 10' x 6'9 (3.05m x 2.06m)

Bedroom 4: 9'9 x 6'7 (2.97m x 2.01m)

Family Bathroom

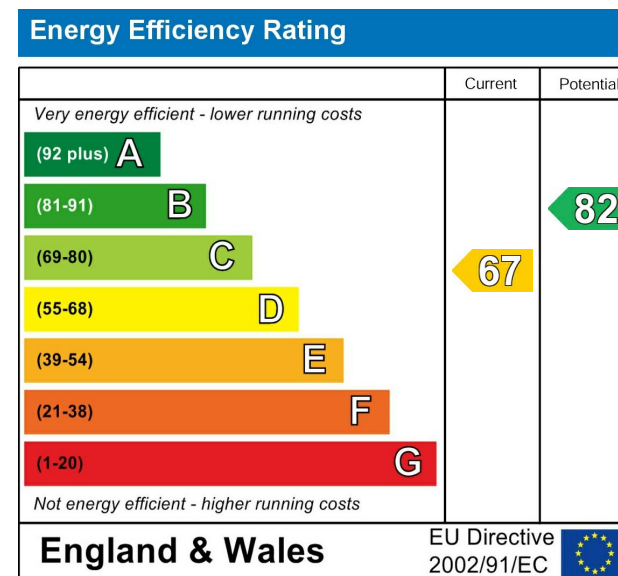
EXTERNALLY:

There is a large driveway providing parking for three vehicles, which gives access to INTEGRAL GARAGE 16'6 x 15'5 with an electronically operated roller door. The rear garden backs onto the nature reserve.

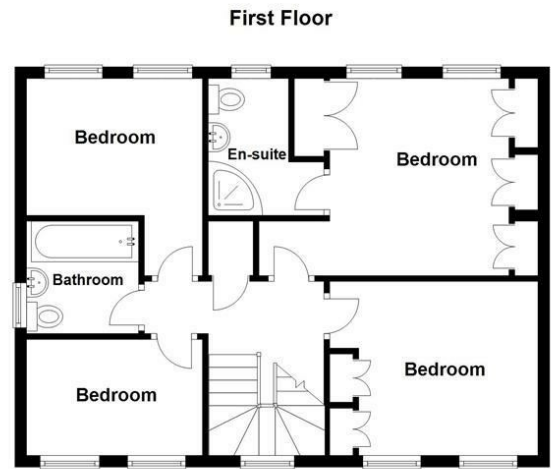
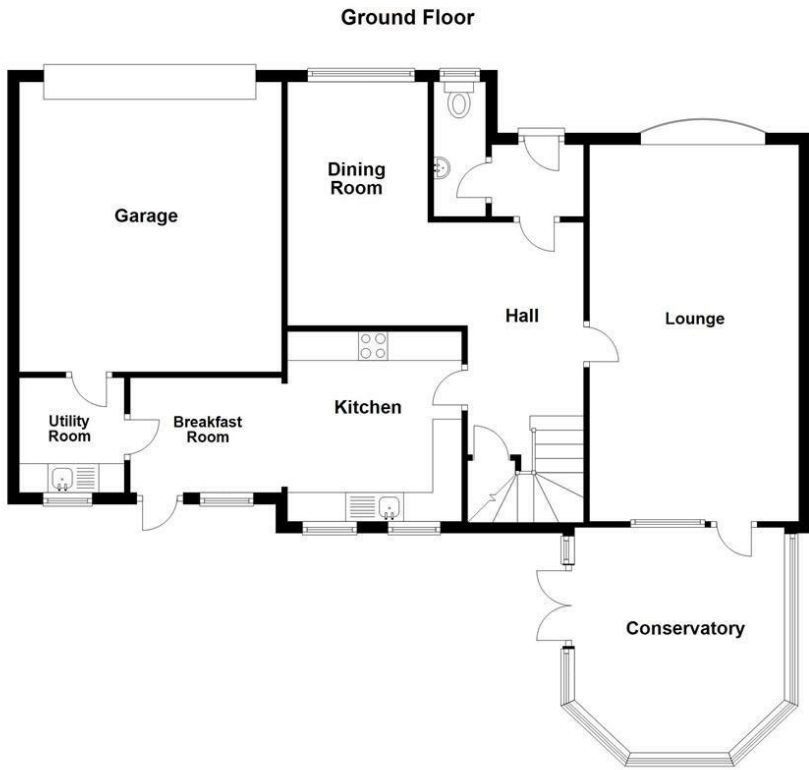
VIEWING

Viewing strictly by arrangements with the Agent's Head Office:
52-54 King Street, Maidstone, Kent ME14 1DB
Tel. 01622 756703

EPC Ratings



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Total area: approx. 1783.7 sq. feet

