



42 Buckland Hill, Maidstone, Kent, ME16 0SA
Price £795,000



No forward chain. The property is situated in a very popular residential area close to Maidstone town centre. The county town provides a wide range of shopping, educational and social facilities together with two mainline stations. There is good access to the M20 motorway providing fast travel to London and the Kent coastline.

The property comprises a beautifully proportioned detached family house with well proportioned rooms throughout. The property benefits from gas fired central heating and almost total newly installed double glazing. The rooms are spacious with high ceilings and the house is in excellent decorative order throughout. The house stands in lovely good sized established gardens and internal inspection of this delightful family home is thoroughly recommended by the sole selling agents. EPC rating: D. Council Tax Band: G. Tenure: Freehold. Contact: PAGE & WELLS King Street office 01622 756703.



GROUND FLOOR:

Glazed entrance door to ...

Entrance Vestibule

Tiled flooring. Further entrance door with leaded light glass inset flanked by leaded light glass window to ...

Reception Hall:

Tiled flooring. Staircase to the first floor. Dado rail. Door to cellar. Door to ...

Drawing Room: 16'1 x 13' (4.90m x 3.96m)

(Maximum measurements). Wide bay window. Attractive pine flooring. Central fireplace with fitted gas coal effect fire. Four wall light points.

Dining Room: 19'3 x 13'1 (5.87m x 3.99m)

(Maximum measurements). Another beautifully proportioned room with wide bay window. Central fireplace with gas coal effect fire. Four wall light points. Pine flooring.

Sitting Room: 13' x 12'10 (3.96m x 3.91m)

(Maximum measurements). Concealed fireplace. Pine flooring. French doors opening to the garden. Door to reception hall and ...

Kitchen/Breakfast Room: 18'4 x 13'1 (5.59m x 3.99m)

(Maximum measurements). The kitchen area has an extensive range of work surfaces with cupboards and drawers under. Five ring gas hob with extractor an over. Indesit double oven and grill. Inset twin bowl sink unit with mixer tap and cupboards beneath. Further circular sink with mixer tap and cupboard under. Plumbing for dishwasher. Excellent range of wall cupboards. Fitted shelving. Part tiled walls. Door to ...

Utility Room: 9'9 x 5' (2.97m x 1.52m)

Work surface with space and cupboard beneath. Range of wall cupboards. Tiled flooring. Plumbing for washing machine. Part glazed door to garden. Door to ...

Cloakroom

Low-level WC. Wash hand basin. Tiled walls. Chrome radiator/towel rail.

LOWER GROUND FLOOR:

Staircase from the reception hall to ...

Useful Cellar Area

Chamber 1: 12'5 x 9'5 (3.78m x 2.87m)

Hot water tank. Wall mounted gas fired boiler serving central heating and domestic hot water. Window. Access to ...

Chamber 2: 13'5 x 3'10 (4.09m x 1.17m)

FIRST FLOOR:

Elegant Reception Landing

Staircase to second floor. Fitted book shelves. Built in cupboards.

Bedroom 1: 17'3 x 13'1 (5.26m x 3.99m)

(Maximum measurements). Bay window. Range of built in wardrobe cupboards with pelmet lighting. Glazed access to balcony with wrought iron balustrading.

Bedroom 2: 16'1 x 13' (4.90m x 3.96m)

Another well proportioned bedroom with wide bay window. Picture rail.

Bedroom 3: 13' x 12'10 (3.96m x 3.91m)

(Maximum measurements). Bay window. Display shelving. Cast iron fireplace.

Bedroom 4: 13'1 x 9'11 (3.99m x 3.02m)

(Maximum measurements). Picture rail. Range of mirror fronted wardrobe cupboards.

Spacious Family Bathroom

Wash hand basin with mixer tap. Tiled panelled bath with mixer tap. Low-level WC. Bidet. Shower cubicle with thermostatically controlled shower. Heated towel rail. Inset ceiling lighting. Extractor fan. Tiled flooring. Part tiled walls. Shaver point.

SECOND FLOOR:

Bedroom 5: 16'10 x 12'6 (5.13m x 3.81m)

(Maximum measurements). Door to attic storage space.

EXTERNALLY:

A five bar gate opens to a tarmacadam forecourt which provides very extensive parking and turning and in turn gives access to ATTACHED GARAGE 17' x 8'8. Double doors. Power and light. Window to rear. Door

to garden. The property has ragstone walling to the front boundary which continues round to the side where there is an area of lawn with well stocked herbaceous beds and mature trees. An archway lead through to a lovely rear garden. Immediately behind the house is a decked terrace with further paved terracing surround. Extensive area of lawn bordered by well stocked herbaceous beds filled with a variety of ornamental trees, shrubs and plants. A line of lime trees. The boundary is screened by copper beech hedging to the rear. There is a further area of garden with fruit trees and vegetable area. Set within the garden is an impressive garden room/office.


VIEWING

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

DIRECTIONS

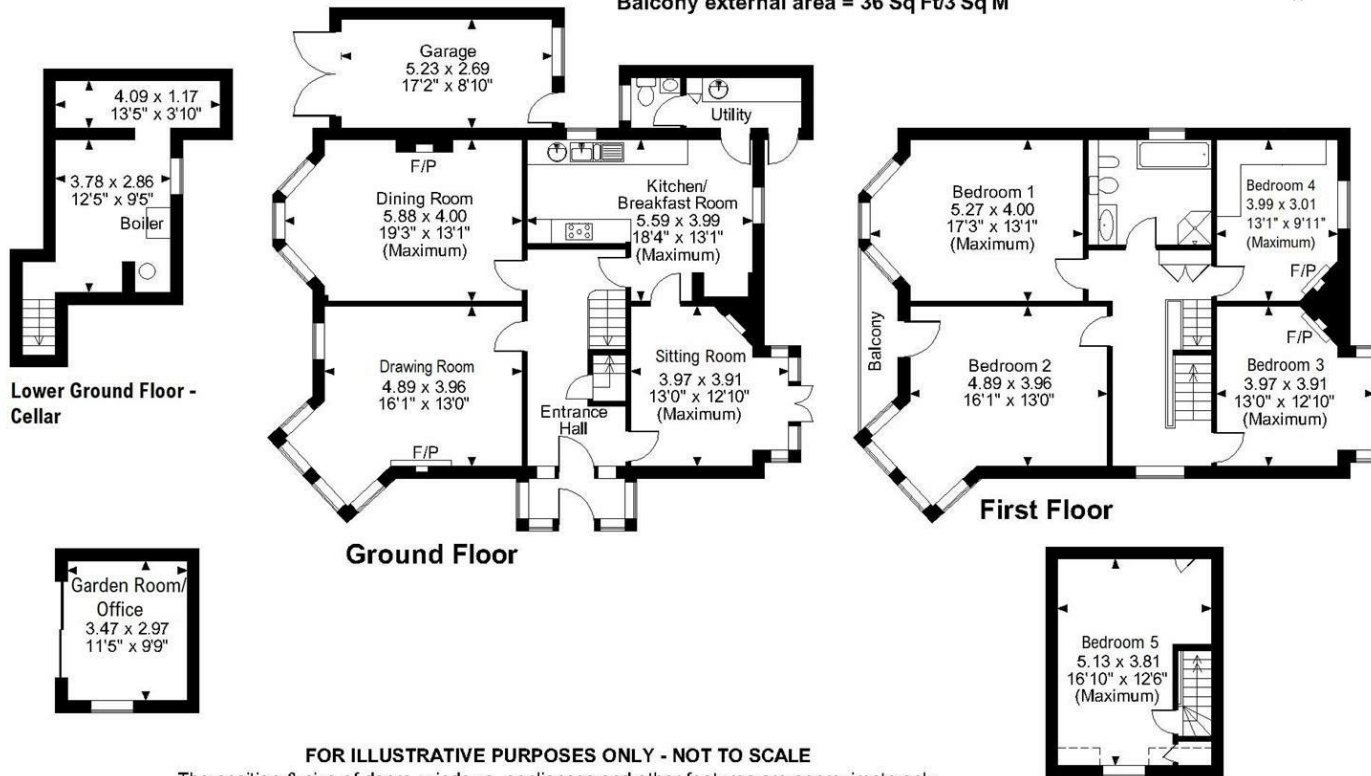
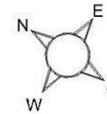
Leave Maidstone on the A229, at The Broadway keep left and proceed into St Peter's Street. Follow on and continue into Buckland Hill where the property will be found on the left hand side prior to the London Road.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Buckland Hill, Maidstone
Approximate Gross Internal Area
Main House = 2465 Sq Ft/229 Sq M
Garage = 151 Sq Ft/14 Sq M
Garden Room = 111 Sq Ft/10 Sq M
Balcony external area = 36 Sq Ft/3 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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