



119 Heath Road, Maidstone, Kent, ME16 9JT
Offers In The Region Of £625,000



The property is situated in one of Maidstone's most sought after residential areas. Barming lies about 2-miles to the south west of Maidstone, the immediate area has excellent local amenities. The county town provides a wide range of shopping, educational and social facilities.

The property comprises a beautifully proportioned four bedroom family house, which has been extended and provides excellent living accommodation. The house boasts a wonderful kitchen/breakfast room with bi-folding doors opening to an extensive terrace overlooking the garden and with magnificent views further to the Medway Valley. Internal inspection is thoroughly recommended by the sole selling agents. EPC rating: C. Council Tax Band: F. Tenure: Freehold. Contact; PAGE & WELLS King Street office 01622 756703.



GROUND FLOOR:

Entrance door to ...

Entrance Hall

Oak flooring. Archway to ...

Inner Hallway

Staircase to first floor. Oak flooring.

Cloakroom

Low-level WC. Pedestal wash hand basin. Tiled flooring.

Lounge:

Double glazed window to the front elevation. Oak flooring. Central fireplace. Glazed panelled double doors opening to ...

Dining Room:

Matching oak flooring. Part glazed door to inner hall. Wide archway to ...

Kitchen/Breakfast Room:

A beautifully fitted KITCHEN with extensive granite work surfaces having cupboards, drawers and space beneath. Inset one and a half bowl sink unit with mixer tap and cupboards under. Range of wall cupboards. Built in fridge. Smeg double oven and grill, 4-ring hob with extractor fan over. Built in wine rack, built in tray rack. Double glazed window to the rear elevation. BREAKFAST AREA with large granite surface breakfast bar. Built in Zanussi microwave and wine fridge. Further storage cupboards. Inset ceiling lighting. Bi-folding doors opening to the south facing terrace.

Sitting Room:

Oak flooring. Understairs storage cupboard. Inset ceiling lighting. Double glazed door opening to the terrace.

Utility Room:

Work surface with cupboards and space beneath. Plumbing for washing machine. Wall cupboards. Inset single drainer sink unit with mixer tap.

FIRST FLOOR:

Landing

Double glazed window to the front elevation. Access to insulated loft space which is partly boarded.

Bedroom 1:

Double glazed window to the rear elevation with wonderful views. Door opening to eaves storage area.

En-suite Shower Room

Shower cubicle with thermostatically controlled shower. Pedestal wash hand basin. Low-level WC. Chrome heated towel rail. Tiled flooring. Tiled walls. Extractor fan.

Bedroom 2:

Double glazed window to the front elevation.

Bedroom 3:

Double glazed window to the rear again enjoying lovely views.

Bedroom 4:

Double glazed window to the front elevation.

Family Bathroom

Panelled bath with mixer tap. Thermostatically controlled shower with fitted shower screen. Low-level WC. Wash hand basin in vanity unit with cupboards under. Shaver point. Tiled walls. Heated towel rail. Airing cupboard housing hot water tank with cupboard above. Double glazed window to the rear elevation.

EXTERNALLY:

The property has a tarmac driveway and forecourt with further shingled area. This area provides extensive parking and in turn gives access to ...

Integral Garage:

Double doors. Window to the side elevation. Gas and electric meters.

A side gate leads to a very good size back rear. Immediately the property is an extensive paved terrace with balustrading. Steps and ramp lead down to a large area of lawn bordered by mature shrubs and trees giving the gardens delightful privacy. Set at the foot of the gardens are two sizeable garden sheds. Shed 1 - 14'5 x 8' with double doors, power and light. Shed 2 - 11'10 x 9'8.


VIEWING

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

DIRECTIONS

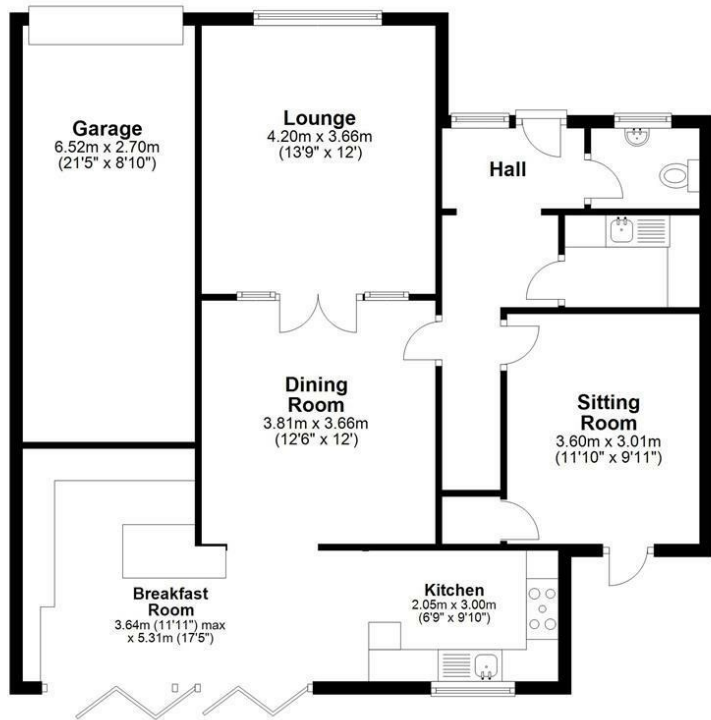
Leave Maidstone on the A26 Tonbridge Road. Proceed to Barming, at the traffic lights turn right into B2446 Fountain Lane. At the next lights turn left into Heath Road and continue down where the property will be found on the left hand side.

Energy Efficiency Rating

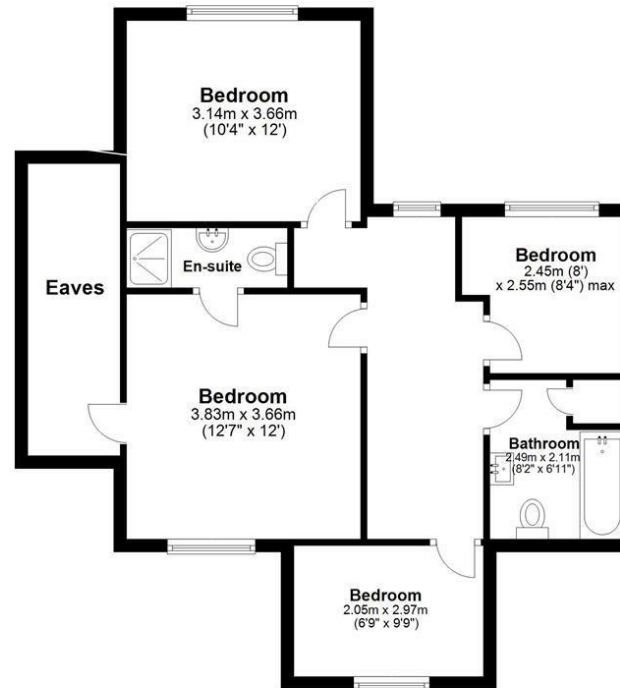
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor



First Floor



Total area: approx. 161.2 sq. metres (1735.4 sq. feet)

