



**11 Mill Lane, Blue Bell Hill, Chatham, Kent, ME5 9RB**  
**Offers In The Region Of £695,000**





A BEAUTIFULLY MAINTAINED FOUR BEDROOM DETACHED FAMILY HOME WITH DOUBLE GARAGE AND STUNNING REAR GARDEN LOCATED IN THE SOUGHT AFTER RESIDENTIAL AREA OF BLUE BELL HILL.

Page & Wells are delighted to bring to the market this rarely available detached family home, having been impeccably maintained by our clients. The spacious ground floor accommodation offers an entrance hall, WC, lounge, separate dining room, conservatory and a kitchen/breakfast room on the first floor, both the principal and guest bedrooms benefit from en-suite facilities. There are two further bedrooms and a family bathroom. Externally there is a driveway providing ample off road parking facilities, double garage and a superb rear garden that must be viewed to be appreciated. Within the garden is a 17' x 12'5 timber outbuilding which could provide a multiple of uses. Contact: PAGE & WELLS King Street office 01622 756703

EPC rating: D  
Council tax band: G  
Tenure: freehold



## LOCATION

The Blue Bell Hill area enjoys excellent local amenities and is well placed for both Maidstone and the Medway towns, both of which provide excellent shopping and educational facilities. There is easy access to both the M2 and M20 motorways and Ebbsfleet station is within comfortable motoring distance.

## PROPERTY INFORMATION

11 Mill Lane comprises a beautifully maintained four bedroom detached family home with a double garage and a superb rear garden.

## KEY FEATURES

Two large reception rooms

En-suite to both principal and guest bedrooms

Conservatory

Kitchen/breakfast room

Spacious entrance hall

Double width driveway

Double garage

Superb rear garden with 17' x 12'5 timber outbuilding

## ROOMS

### GROUND FLOOR:

**Spacious Entrance Hall: 18'10 x 6'11 (5.74m x 2.11m)**

**Cloakroom**

**Lounge: 16'3 x 15'10 (4.95m x 4.83m)**

**Dining Room: 16'3 x 8'7 (4.95m x 2.62m)**

**Conservatory: 16'11 x 11' maximum (5.16m x 3.35m maximum)**

**Kitchen/Breakfast Room: 14'4 x 14'1 (4.37m x 4.29m)**

### FIRST FLOOR:

**Landing**

**Principal Bedroom: 13'6 x 10'10 (4.11m x 3.30m)**

**En-suite Shower Room**

**Guest Bedroom: 10'10 x 10'5 (3.30m x 3.18m)**

**En-suite Shower Room**

**Bedroom 3: 10'8 x 10'3 (3.25m x 3.12m)**

**Bedroom 4: 9'9 x 6'5 maximum (2.97m x 1.96m maximum)**

**Family Bathroom**


## EXTERNALLY:

There is a double width driveway providing ample off road parking facilities leading to a DOUBLE GARAGE with electronically operated twin doors. There is a superbly maintained garden to the rear which must be viewed to be appreciated and incorporates a 17' x 12'5 timber outbuilding.

## VIEWING

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

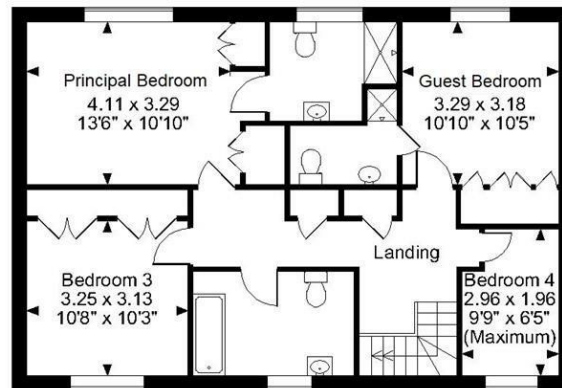
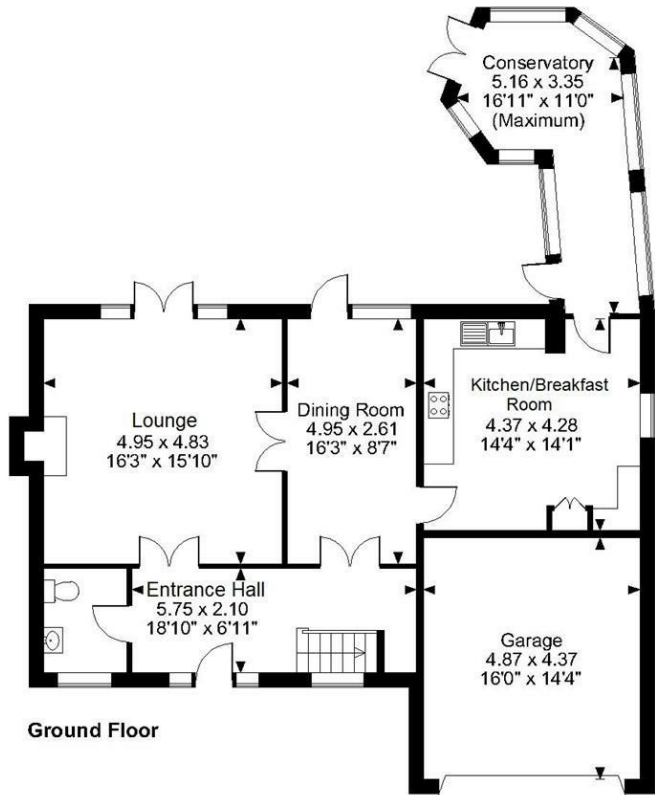
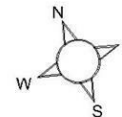
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>58</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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**Mill Lane, Blue Bell Hill, Chatham, Kent**  
**Approximate Gross Internal Area**  
**Main House = 1750 Sq Ft/163 Sq M**  
**Garage = 229 Sq Ft/21 Sq M**  
**Total = 1979 Sq Ft/184 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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