



26 Curzon Road, Maidstone, Kent, ME14 5BA
Price Guide £400,000 - £425,000

PRICE GUIDE: £400,000 - £425,000. A SPACIOUS AND WELL PRESENTED THREE BEDROOM 1920s BUILT SEMI-DETACHED FAMILY HOME SITUATED ON THIS HIGHLY SOUGHT AFTER ROAD ON THE NORTHERN OUTSKIRTS OF MAIDSTONE TOWN CENTRE.

The property features a spacious lounge with log burner, separate dining room, kitchen and conservatory on the ground floor. The first floor offers three bedrooms and a family bathroom. There are off road parking facilities to the front, lean-to, useful workshop and utility area. Internal viewing is highly recommended. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: C
Council tax band: D
Tenure: Freehold



LOCATION

Situated in one of Maidstone's most sought after roads on the northern outskirts of Maidstone town centre, within walking distance of reputable schools and Maidstone East railway station.

PROPERTY INFORMATION

A well presented three bedroom semi-detached family home with two reception rooms, conservatory, off road parking and a non overlooked rear garden.

KEY FEATURES

Sought after location

Three bedrooms

Conservatory

Lounge with feature log burner

Separate dining room

Driveway

Non overlooked rear garden with workshop and utility area

ROOMS:

GROUND FLOOR:

Entrance Hall

Lounge: 12'11 x 10'11 (3.94m x 3.33m)

Dining Room: 11'9 x 10'10 (3.58m x 3.30m)

Double Glazed Conservatory: 9'2 x 6'7 (2.79m x 2.01m)

Modern Kitchen: 12'11 x 7'4 (3.94m x 2.24m)

FIRST FLOOR:

Landing

Bedroom 1: 13' x 11' maximum (3.96m x 3.35m maximum)

Bedroom 2: 11'9 x 9'11 (3.58m x 3.02m)

Bedroom 3: 10'2 x 8'5 (3.10m x 2.57m)

Bathroom

EXTERNALLY:

There is a driveway to the front providing off road parking for one vehicle and a pleasant non overlooked garden to the rear.

Lean To: 14'9 x 7'1 (4.50m x 2.16m)


Workshop: 11' x 8'8 (3.35m x 2.64m)

Utility Area: 8'6 x 6' (2.59m x 1.83m)

VIEWING

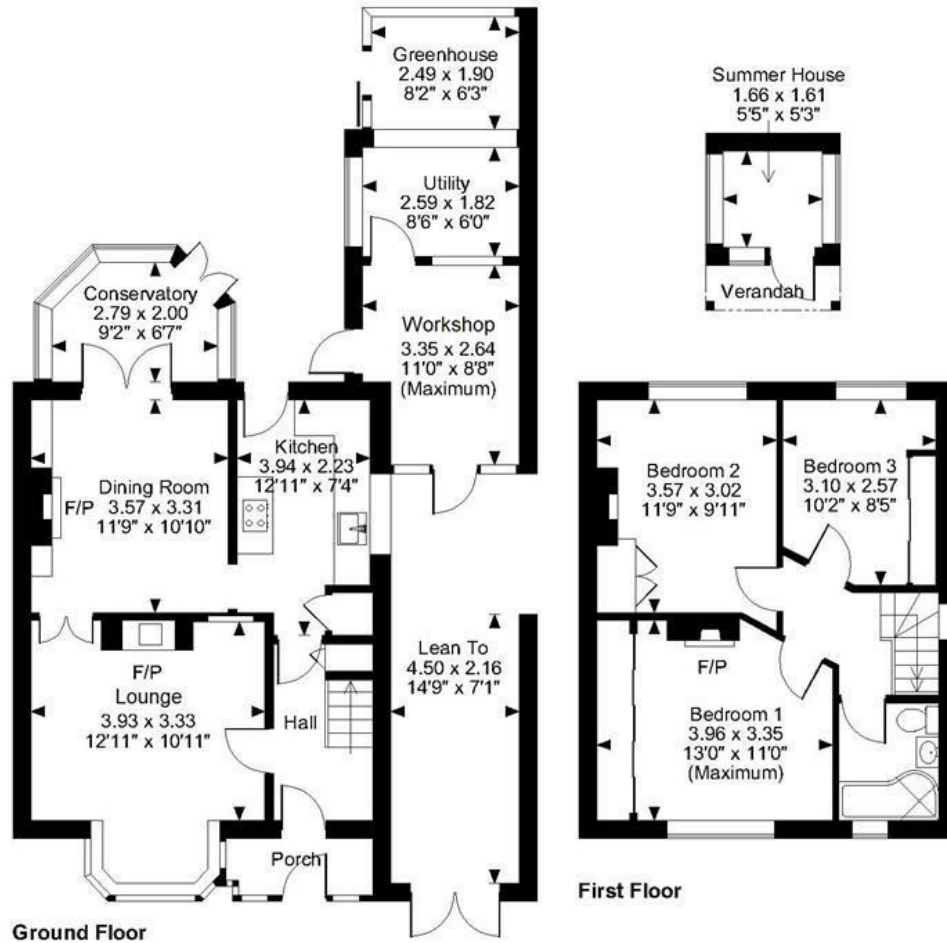
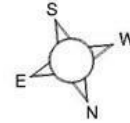
Viewing strictly by arrangements with the Agent's Head Office:
52-54 King Street, Maidstone, Kent ME14 1DB
Tel. 01622 756703

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(55-68) D		
(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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Curzon Road, Maidstone
Approximate Gross Internal Area
Main House = 985 Sq Ft/91 Sq M
Outbuilding = 232 Sq Ft/22 Sq M
Lean To = 105 Sq Ft/10 Sq M
Total = 1322 Sq Ft/123 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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