



**301 Tonbridge Road, Maidstone, Kent, ME16 8ND**  
**Price £280,000**

A WELL PRESENTED THREE BEDROOM TERRACED HOME WITH ACCOMMODATION APPOINTED OVER FOUR LEVELS SITUATED IN A POPULAR RESIDENTIAL LOCATION TO THE WEST OF MAIDSTONE TOWN CENTRE. IDEALLY SITUATED ON A MAIN BUS ROUTE WITH EASY ACCESS TO THE TOWN CENTRE VIA PUBLIC TRANSPORT.

This exceptionally spacious home features a kitchen/diner on the lower ground floor, sitting room and family room on the ground floor, principal bedroom and bathroom on the first floor, along with two further bedrooms on the second floor. There is a good size garden to the rear. In our view, an excellent first time buy or perhaps buy to let investment. Contact: PAGE & WELLS King Street office 01622 756703

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



## LOCATION

Situated in a popular residential location approximately 2-miles to the west of Maidstone town centre and within close proximity of local amenities and reputable schools. Ideally situated on a main bus route with easy access to the town centre via public transport.

## PROPERTY INFORMATION

A well presented and exceptionally spacious three bedroom Edwardian home with versatile accommodation arranged over four levels.

## KEY FEATURES

- Three bedrooms
- First floor bathroom
- Kitchen/diner
- Two reception rooms
- Good size garden to rear
- Viewing highly recommended

## ROOMS

### GROUND FLOOR:

**Sitting Room: 12' x 11'3 (3.66m x 3.43m)**

**Family Room: 11'9 x 11'4 (3.58m x 3.45m)**

### LOWER GROUND FLOOR:

**Kitchen/Diner: 11'5 x 10'10 (3.48m x 3.30m)**

### FIRST FLOOR:

**Principal Bedroom: 12' x 11'3 (3.66m x 3.43m)**

**Bathroom**

### SECOND FLOOR:

**Bedroom 2: 10'4 x 7'6 (3.15m x 2.29m)**


**Bedroom 3: 10' x 7'7 (3.05m x 2.31m)**

### EXTERNALLY:

There is a good size garden to the rear.

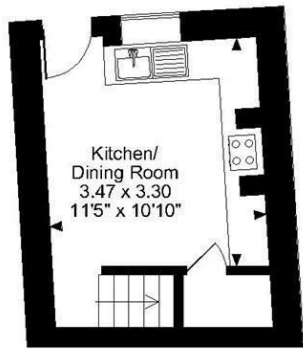
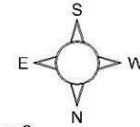
### VIEWING

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

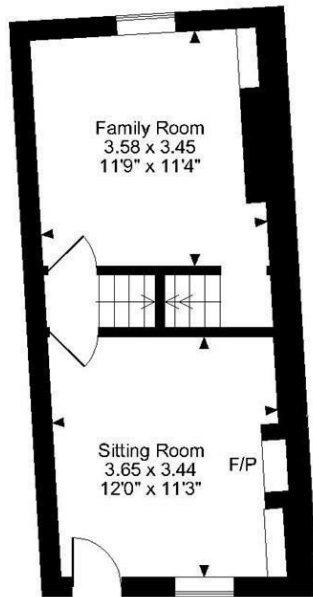
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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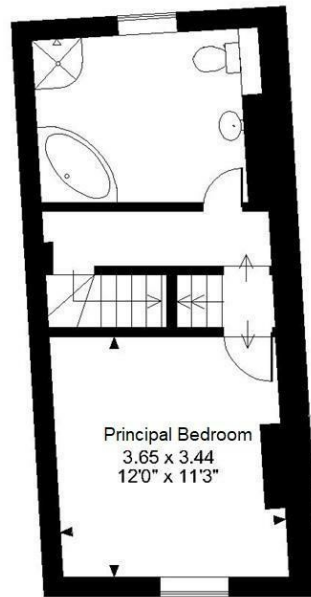
**Tonbridge Road, Maidstone**  
**Approximate Gross Internal Area**  
 Main House = 904 Sq Ft/84 Sq M  
 Sheds = 38 Sq Ft/4 Sq M  
 Total = 942 Sq Ft/88 Sq M



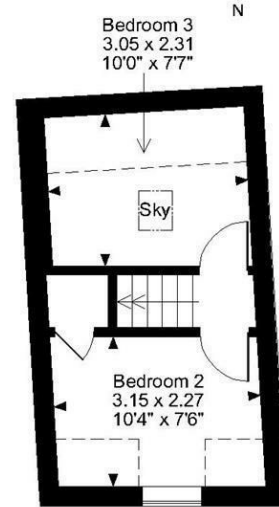
Lower Ground Floor



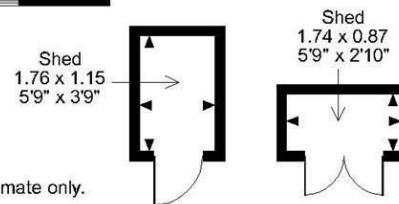
Ground Floor



First Floor



Second Floor



**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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