



**51 Stagshaw Close, Maidstone, ME15 6TE**  
**Offers In The Region Of £315,000**



No forward chain. The property is situated in a quiet cul de sac setting close to Maidstone town centre. This popular area has excellent amenities close by. The county town itself providing a wide range of shopping, educational and social facilities.

The property comprises a spacious three bedroom end of terrace family house, with the property having attractive brick elevations under a tiled roof. Internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

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



**GROUND FLOOR:**

Double glazed entrance door to ...

**Entrance Hall: 9'10 x 3' (3.00m x 0.91m)**

Oak flooring. Staircase to first floor.

**Cloakroom**

Low-level WC. Wash hand basin with tiled splash back. Double glazed window to the front elevation.

**Living Room: 17'7 x 14'8 (5.36m x 4.47m)**

A well proportioned principal room with attractive oak flooring. Walk in cupboard. Double glazed double doors opening to the back garden.

**Kitchen: 9'4 x 7'4 (2.84m x 2.24m)**

Range of work surfaces with cupboards, drawers and space under. Inset single drainer sink unit with mixer tap and cupboards beneath. Indesit oven, 4-ring gas hob with extractor fan over. Range of wall cupboards. Plumbing for washing machine. Tiled flooring. Part tiled walls. Double glazed window to the front elevation.

**FIRST FLOOR:**

**Landing**

Access to roof space. Airing cupboard.

**Bedroom 1: 14'8 x 9'4 (4.47m x 2.84m)**

Double glazed window to the front elevation. Built in cupboard.

**Bedroom 2: 11'8 x 8'3 (3.56m x 2.51m)**

Double glazed window to the rear elevation.

**Bedroom 3: 10'10 x 6'1 (3.30m x 1.85m)**

Double glazed window to the rear elevation.

**Family Bathroom**

Pedestal wash hand basin. Low-level WC. Panelled bath with mixer tap and hand held shower. Triton shower unit. Part tiled walls. Double glazed window to the side elevation.

**EXTERNALLY:**


Small front garden with ornamental tree and lawn. Privet hedging. The rear garden extends in depth to about 47'. Laid to lawn with a decked terrace and established silver birch. There is parking and visitor parking to the side of the property.

**VIEWING**

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

**DIRECTIONS**

Entering Maidstone on the A229 Loose Road. Continue into Sheals Crescent before turning left into Postley Road. Continue up Postley Road for a short distance before turning left into Stagshaw Close.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>77</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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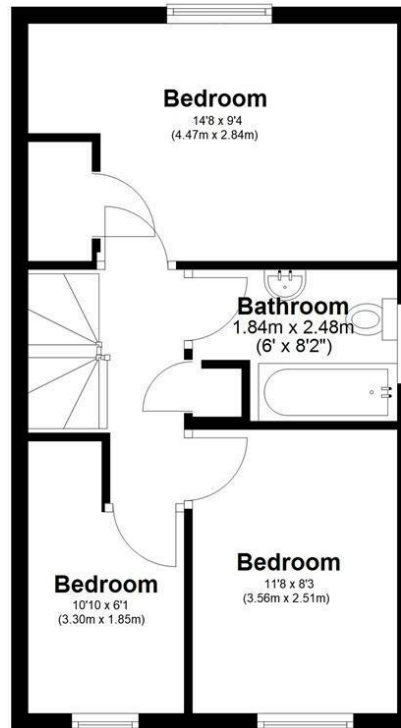
### Ground Floor

Approx. 37.3 sq. metres (401.8 sq. feet)



### First Floor

Approx. 37.3 sq. metres (401.8 sq. feet)



Total area: approx. 74.6 sq. metres (803.5 sq. feet)

