



**37 Lombardy Drive, Maidstone, ME14 5TB**  
**Guide Price £585,000 - £625,000**

PRICE GUIDE : £585,000 - £600,000. AN EXCEPTIONALLY SPACIOUS EXTENDED AND WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME BACKING ON TO VINTERS PARK NATURE RESERVE.

Page & Wells are delighted to offer this excellent opportunity to purchase this detached family home in a sought after location on the popular Woodlands development. The ground floor accommodation features an entrance porch, entrance hall, cloakroom, sitting room, dining room, large kitchen snug. Whilst on the first floor there are four bedrooms, the principal benefiting from an en-suite shower room, whilst the guest bedroom has a useful dressing area. There are ample off road parking facilities and a 16' x 8' garage. The low maintenance rear garden, which backs on to Vinters Park Nature Reserve, is a distinct feature and must be viewed to be appreciated. The property is within walking distance of Valley Park School and Invicta Girls Grammar School. Contact: PAGE & WELLS King Street office 01622 756703.

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



## LOCATION

Situated in a sought after setting backing on to Vinters Park Nature Reserve on the popular Woodlands development.

## PROPERTY INFORMATION

37 Lombardy Drive offers exceptionally spacious extended accommodation, which is well presented throughout.

## KEY FEATURES

- Large sitting room
- Separate dining room
- Extensive kitchen
- Snug
- Principal bedroom with en-suite
- Guest bedroom with dressing room
- Superb rear garden

## ROOMS

### GROUND FLOOR:

- Entrance Porch
- Entrance Hall

Cloakroom

Sitting Room

Dining Room

Kitchen

Snug

### FIRST FLOOR:

Principal Bedroom

En-suite Shower Room

Guest Bedroom  
With dressing area

Bedroom 3

Bedroom 4

Family Bathroom

### EXTERNALLY:

There is a driveway providing ample off road parking facilities leading to a garage. The rear garden has been thoughtfully planned and backs on to the Vinters Park Nature Reserve.

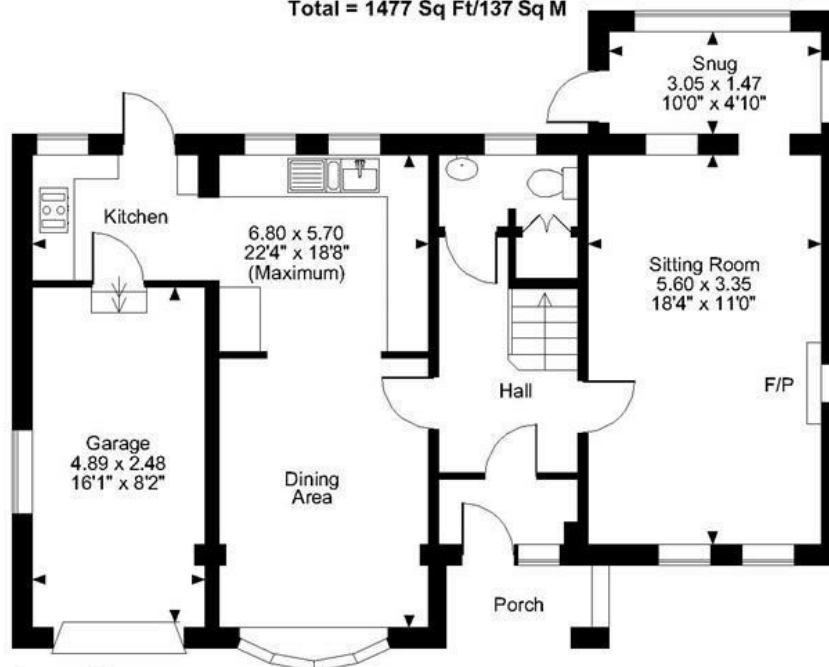
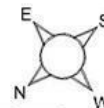
### VIEWING

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

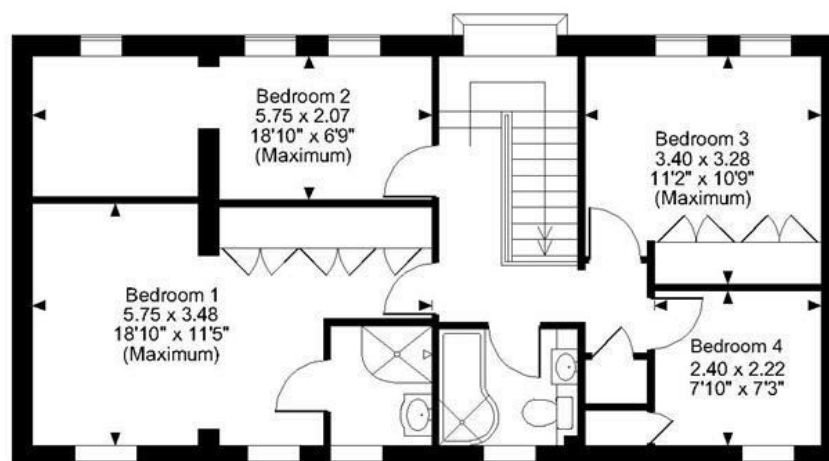
## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            | <b>83</b>                                                                           |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            | <b>64</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<br>2002/91/EC |  |

**Lombardy Drive, Maidstone**  
**Approximate Gross Internal Area**  
**Main House = 1346 Sq Ft/125 Sq M**  
**Garage = 131 Sq Ft/12 Sq M**  
**Total = 1477 Sq Ft/137 Sq M**



**Ground Floor**



**First Floor**

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

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