

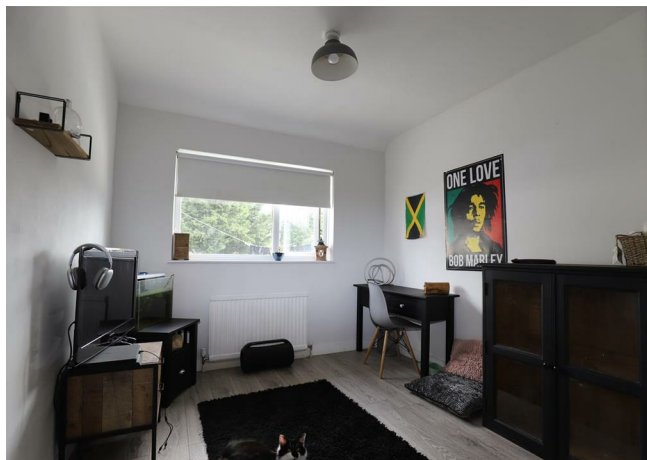


74 Hereford Road, Maidstone, Kent, ME15 7NA
Price Guide £325,000 - £345,000

PRICE GUIDE : £325,000 - £345,000. No forward chain. The property is situated on this very popular residential development which lies close to Maidstone town centre. The immediate area has excellent local amenities. The county town itself provides an excellent range of shopping, educational and social facilities.

The property comprises a spacious three bedroom semi-detached family house enjoying rendered elevations under a tiled roof. The house benefits from gas fired central heating and double glazing. Due to the ample space adjacent to the property, it is felt there is scope to extend to the side or rear, subject to the usual planning consents being obtained. Internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

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



GROUND FLOOR:

Entrance door to ...

Entrance Porch

Further part glazed door to ...

Entrance Hall: 10'6 x 7'7 (3.20m x 2.31m)

Staircase to first floor. Understairs cupboard concealing gas and electric meters.

Lounge: 13'7 x 12' (4.14m x 3.66m)

Double glazed bay window to front elevation. Central fireplace with electric coal effect fire. Two wall light points. Door to ...

Dining Room: 10'1 x 9'1 (3.07m x 2.77m)

Door to kitchen. Double glazed double doors opening to ...

Conservatory: 10' x 6'10 (3.05m x 2.08m)

Tiled flooring. Double glazed door to garden.

Kitchen: 10' x 9'1 (3.05m x 2.77m)

An excellent range of work surfaces with cupboards and drawers beneath. Inset single drainer sink unit with mixer tap and cupboards under. Range of wall cupboards. Bosch induction hob. Plumbing for dishwasher. Built in fridge/freezer. Tiled flooring. Door to ...

Side Lobby

Part glazed door to covered area. Cupboard concealing plumbing for washing machine.

Cloakroom

Low-level WC. Worcester gas fired boiler serving central heating and domestic hot water.

FIRST FLOOR:

Landing

Access to insulated roof space.

Bedroom 1: 13'7 x 10' (4.14m x 3.05m)

Double glazed window to the front elevation. Range of built in wardrobe cupboards.

Bedroom 2: 12'4 x 9'2 (3.76m x 2.79m)

Double glazed window to the rear elevation.

Bedroom 3: 12'3 x 9' (3.73m x 2.74m)

Double glazed window to the rear elevation.

Family Bathroom: 8'6 x 7'9 (2.59m x 2.36m)

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

EXTERNALLY:

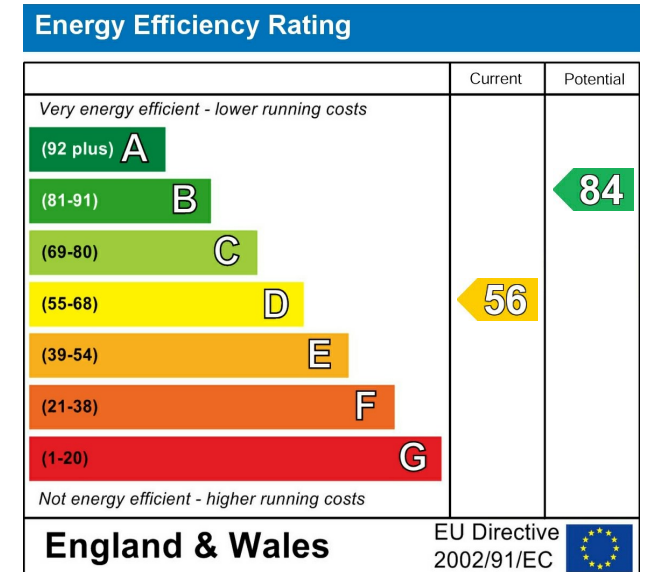
A driveway provides parking and continues on to give access to a CAR PORT 20'9 x 12'9 maximum measurements. There is an area of garden to the front of the house. The rear garden itself extends in depth to about 70'. Immediately behind the house is a paved seating terrace leading on to an area of lawn. At the foot of the garden is a further seating area. Set within the garden is a garden shed and brick store.

VIEWING

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

DIRECTIONS

Leave Maidstone on the A274 Sutton Road. Continue on before turning left into Northumberland Road, first right into Hereford Road where the property will be found on the right hand side.



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Ground Floor



First Floor

