



**10 Kerry Hill Way, Maidstone, ME14 2GZ**  
**Price £425,000**





A BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME SITUATED IN A MUCH SOUGHT AFTER CUL DE SAC LOCATION ADJACENT TO WHATMAN PARK OFFERING EXTENSIVE ACCOMMODATION.

The ground floor features a cloakroom, access to the integral garage and a large modern kitchen/diner with double doors opening to the rear garden. The first floor consists of a family bathroom, bedroom and sizeable reception room with two Juliet balconies enjoying fine views of the river. On the top floor will be found three further bedrooms and an en-suite shower room. There is parking to the front of the garage and a well maintained garden to the rear. Internal viewing is highly recommended. Contact: PAGE & WELLS King Street office 01622 756703

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



## LOCATION

Kerry Hill Way is situated in an excellent location with Whatman Park on its door step, within close proximity of Maidstone East railway station and the High Street with its wide range of shops, bars and restaurants. Maidstone, the county town of Kent, is ideally situated in the heart of the county with access to London, the Kent coast and beautiful countryside. There are pleasant riverside walks close by.

## PROPERTY INFORMATION

A beautifully presented four bedroom family home with accommodation appointed over three levels.

## KEY FEATURES

Principal bedroom with modern en-suite shower room

Superb kitchen/diner

Large reception room with two Juliet balconies with views

Integral garage

Pleasant garden to rear

Downstairs cloakroom

Modern family bathroom

## ACCOMMODATION

## GROUND FLOOR:

Entrance Hall

WC

**Kitchen/Diner: 18'3 x 16'4 maximum (5.56m x 4.98m maximum)**

Integral Garage

## FIRST FLOOR:

Family Bathroom

**Reception Room: 16'4 x 13'7 maximum (4.98m x 4.14m maximum)**

**Bedroom: 10'4 x 9'9 (3.15m x 2.97m)**

## SECOND FLOOR:

**Principal Bedroom: 14'2 x 10'4 (4.32m x 3.15m)**

En-suite Shower Room

**Bedroom: 9'9 x '9 (2.97m x '2.74m)**

**Bedroom: 9'9 x 7' (2.97m x 2.13m)**


## EXTERNALLY:

There is parking available to the front of the garage and a pleasant garden to the rear.

## VIEWING

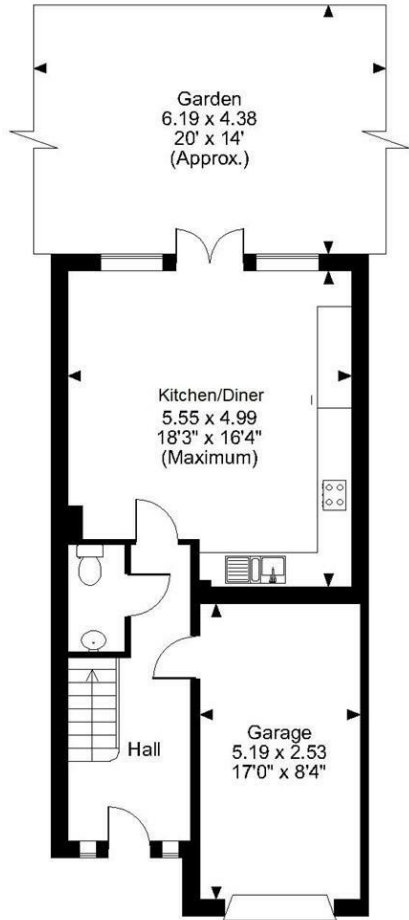
Viewing strictly by arrangements with the Agent's Head Office:  
52-54 King Street, Maidstone, Kent ME14 1DB  
Tel. 01622 756703

## Energy Efficiency Rating

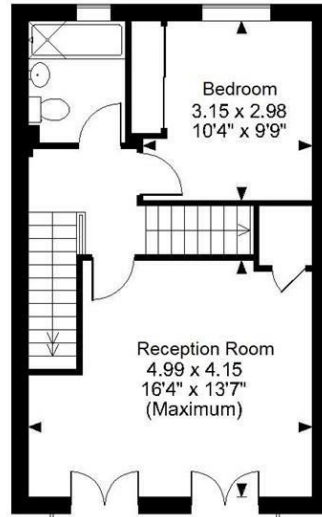
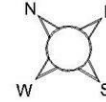
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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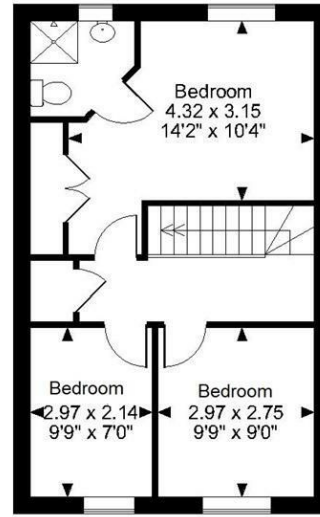




**Kerry Hill Way, Maidstone**  
**Approximate Gross Internal Area**  
**Main House = 1273 Sq Ft/118 Sq M**  
**Garage = 158 Sq Ft/15 Sq M**  
**Total = 1431 Sq Ft/133 Sq M**



**First Floor**



**Second Floor**

**Ground 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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