



Riverbank College Avenue, Maidstone, Kent, ME15 6YJ
Offers In The Region Of £895,000



The property is situated in an elevated setting in College Avenue enjoying river frontage with mooring rights. This lovely peaceful setting lies very close to Maidstone town centre, with the county town providing a wide range of shopping, educational and social facilities together with two mainline stations.

The property comprises a beautifully presented 4/5 bedroom family house with the accommodation arranged on three floors. The property benefits from gas fired central heating and double glazing and has been finished to a very high specification. The house is architect designed. It completed in 2007 and enjoys mellowed brick and tile hung elevations under a tiled roof. The gardens are worthy of special mention being of very good size with lawns leading down to the River Medway where there is a lovely seating terrace and jetty with mooring rights. A further feature provides a substantial garden office with an air conditioning unit. Internal inspection of this lovely family home is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

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



GROUND FLOOR:

Pillared Entrance Porch
Entrance door to ...

Reception Hall: 20' x 8' (6.10m x 2.44m)
Feature oak flooring. Staircases to first and lower ground floors. Understairs storage cupboard.

Cloakroom
Low-level WC. Pedestal wash hand basin. Tiled walls. Tiled flooring. Wall mirror. Double glazed window to the side elevation.

Magnificent Living Room: 24'4 x 15'4 maximum (7.42m x 4.67m maximum)
A beautifully proportioned room enjoying triple aspect with picture windows overlooking the river. Attractive raised fireplace with Jetmaster open fire. Feature oak flooring. Inset ceiling lighting.

Study/Bedroom 5: 9'8 x 9'1 maximum (2.95m x 2.77m maximum)
Oak flooring. Electricity consumer board.

Utility: 9'9 x 5'10 (2.97m x 1.78m)
Mirror fronted cupboards concealing Vaillant gas fired boiler serving central heating and domestic hot water. Water softener and hot water tank. Plumbing for washing machine. Space for tumble dryer. Hanging rails for laundry. Extractor fan. Double glazed window to the side elevation.

LOWER GROUND FLOOR:

Side Lobby
Double glazed door to side access.

Magnificent Kitchen/Diner inc Living Room: 24'4 x 19' maximum (7.42m x 5.79m maximum)
The KITCHEN AREA has an extensive range of marble work surfaces with cupboards, drawers and space under. Inset one and a half bowl sink unit with mixer tap. Range of Neff appliances including two dishwashers. Built in fridge/freezer. One and a half stainless steel ovens, further microwave oven. Coffee machine. Built in wine rack. Range of wall cupboards. Oak flooring. The DINING/LIVING AREA has an attractive open fireplace. Bi-folding doors open to the decked terrace. Electric awning providing shade to the kitchen/diner and cover to the upper terrace.

Shower Room
Large shower cubicle with thermostatically controlled shower. Low-level WC. Wash hand basin in vanity unit with cupboards under. Tiled walls. Tiled flooring. Extractor fan. Inset ceiling lighting. Double glazed window to the side elevation.

FIRST FLOOR:

Reception Landing
Velux double glazed skylight. Access to insulated roof space.

Bedroom 1: 18'1 x 10'11 (5.51m x 3.33m)
A large well proportioned principal bedroom with double glazed window overlooking the river. Two built in double wardrobe cupboards.

En-suite Bathroom
Deep panelled bath with side mounted tap. Pedestal wash hand basin. Low-level WC. Tiled walls. Tiled flooring. Mirror unit with cupboard, lighting and shaving point. Inset ceiling lighting. Shower cubicle with thermostatically controlled shower. Chrome heated towel rail. Double glazed window to the side elevation.

Bedroom 2: 16'1 x 10'11 maximum (4.90m x 3.33m maximum)
Built in wardrobe cupboard. Overlooks the river.

Bedroom 3: 14'1 x 11' (4.29m x 3.35m)

Bedroom 4: 11'7 x 9'11 (3.53m x 3.02m)
Access to roof space.

Family Shower Room
Large shower cubicle with glass screen and thermostatically controlled shower. Wash hand basin. Low-level WC. Wall mirror. Inset ceiling lighting. Tiled walls. Tiled flooring. Double glazed window to the side elevation.

EXTERNALLY:
There is an extensive brick paviour driveway to the front of the house providing parking, this in turn gives access to ...

Store Room: 14'2 x 8'1 (4.32m x 2.46m)
Power and light. Double doors. Gas and electric meters.

Integral Garage: 16'4 x 9'7 (4.98m x 2.92m)
Side window. Power and light. Electronic up and over door. Door to reception hall.

GARDENS:
The gardens are a lovely feature to the property. Immediately behind the house is a decked terrace with steps leading down to a further terraced area which leads on to an extensive area of lawn. The gardens are bordered by live mature hedgerows that lead down to the River Medway. At the foot of the garden is a further seating terrace, where there is a jetty and river frontage with mooring rights. Various lights and power points throughout the garden. Set within the garden is an ...

Air Conditioned Insulated Wooden Cabin: 17' x 12'2 (5.18m x 3.71m)
Enjoying triple aspect with double glazed windows and double glazed door. Power and light. Air conditioning unit. Hard wired internet connection from the home. Has been used as a home-office, gym and music room.

Two Further Garden Stores
One metal and one timber.

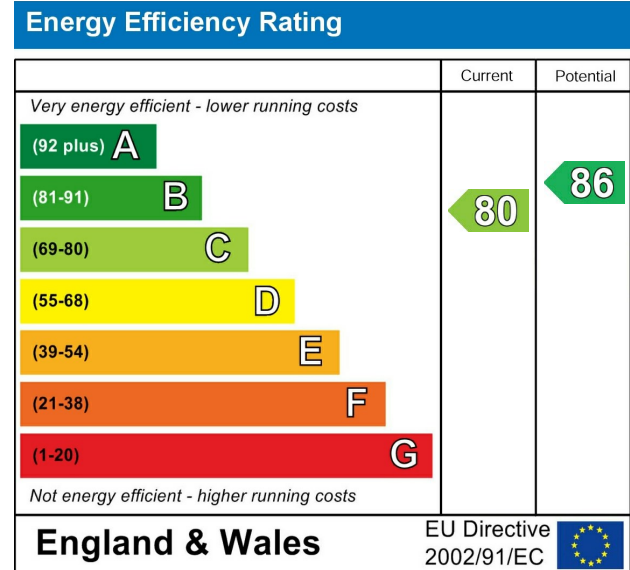
Log Store

VIEWING

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

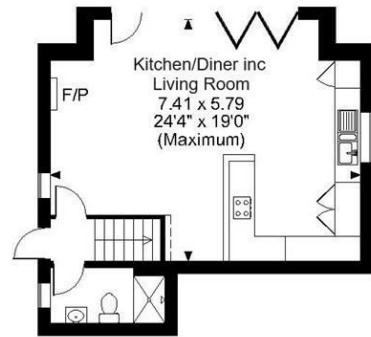
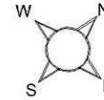
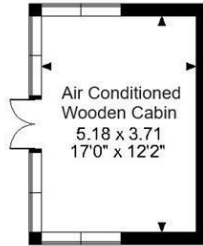
DIRECTIONS

Entering Maidstone on the A229 Loose Road, continue into Sheals Crescent and continue down into Hayle Road before turning left into College Avenue where the property will be found on the right hand side.

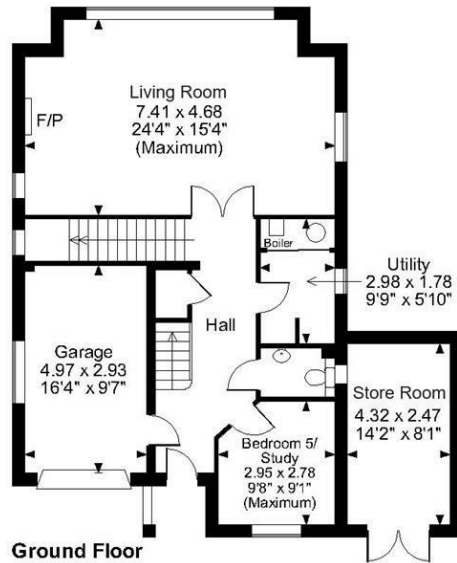


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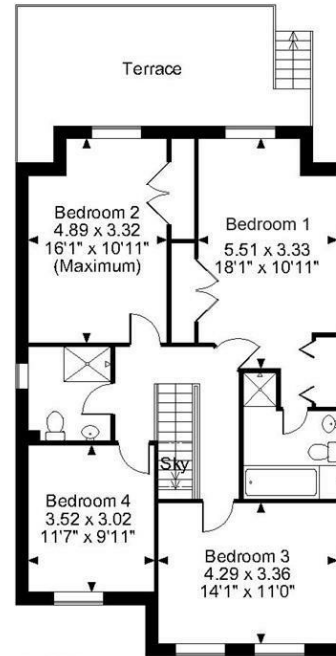
Riverbank, College Avenue, Maidstone, Kent
Approximate Gross Internal Area
Main House = 2061 Sq Ft/191 Sq M
Garage = 156 Sq Ft/14 Sq M
Outbuildings = 378 Sq Ft/35 Sq M
Terrace external area = 205 Sq Ft/19 Sq M
Total = 2595 Sq Ft/240 Sq M



Lower Ground Floor



Ground Floor



First 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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