



Cherry House, 1A St. Lukes Avenue, Maidstone, ME14 5AL
Offers In Excess Of £600,000



A RARELY AVAILABLE AND EXCEPTIONALLY SPACIOUS DETACHED FAMILY HOME OFFERING HUGE POTENTIAL LOCATED IN THE SOUGHT AFTER ST LUKES AREA IN MAIDSTONE.

With no onward chain implications, Page & Wells are delighted to bring to the market this substantial family home which offers scope to improve and reconfigure. The current layout provides a large sitting room, spacious kitchen/breakfast room, dining room, study and family room. The first floor features four double bedrooms, bathroom and shower room. The ground floor reception rooms could be utilised as additional bedrooms or there is annexe potential. There is a detached double garage to the side, ample off road parking and pleasant gardens. Internal viewing is highly recommended. Contact: PAGE & WELLS King Street office 01622 756703.

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



LOCATION

Situated in the highly sought after St Lukes area on the northern outskirts of Maidstone town centre, within easy reach of all amenities.

KEY FEATURES

Four reception areas

Four double bedrooms

Two bathrooms

Kitchen/breakfast room

Detached double garage

Potential for internal modernisation

Scope for annexe, or potential for development/additional dwelling (subject to the usual planning consents being obtained)

No forward chain

ROOMS

GROUND FLOOR:

Entrance Porch

Entrance Hall

Sitting Room: 23'8 x 13'1 (7.21m x 3.99m)

Dining Room: 13' x 11'7 (3.96m x 3.53m)

Kitchen/Breakfast Room: 21' x 15'1 maximum (6.40m x 4.60m maximum)

Family Room: 15'10 x 10'1 (4.83m x 3.07m)

Study: 12'2 x 10'1 (3.71m x 3.07m)

FIRST FLOOR:

Bedroom 1: 14'3 x 12'4 (4.34m x 3.76m)

Bedroom 2: 13'5 x 12'5 (4.09m x 3.78m)

Bedroom 3: 12'5 x 12'3 (3.78m x 3.73m)

Bedroom 4: 12'4 x 10'2 (3.76m x 3.10m)

Bathroom

Shower Room

EXTERNALLY:


There is a double width driveway providing ample off road parking leading to a DETACHED DOUBLE GARAGE 19' x 17'4 and pleasant gardens with summerhouse and potting shed.

VIEWING

Viewing strictly by arrangements with the Agent's Head Office:

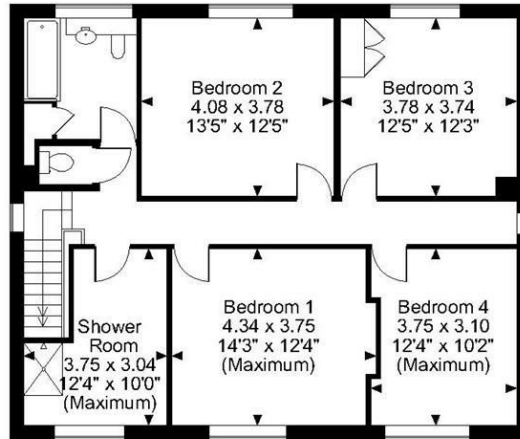
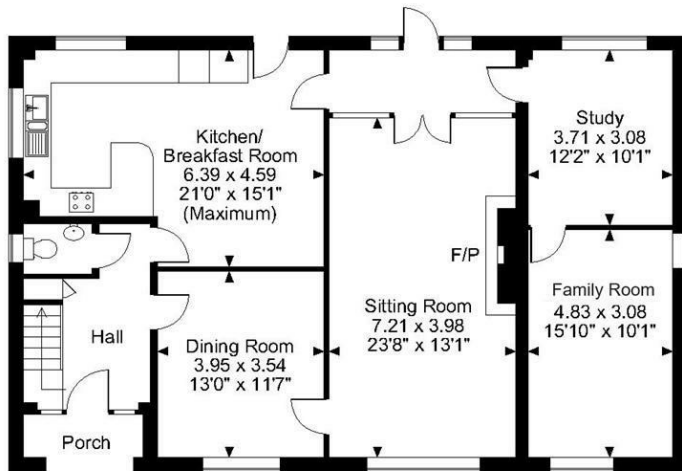
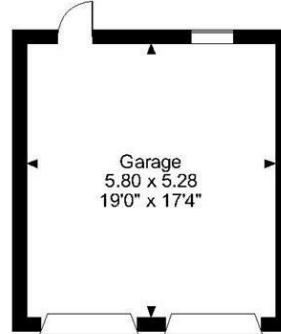
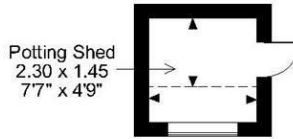
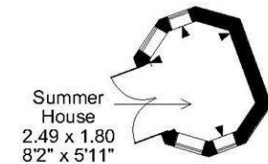
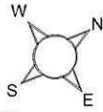
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Tel. 01622 756703

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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St. Lukes Avenue, Maidstone
Approximate Gross Internal Area
Main House = 2208 Sq Ft/205 Sq M
Garage = 330 Sq Ft/31 Sq M
Summer House & Potting Shed = 79 Sq Ft/7 Sq M
Total = 2617 Sq Ft/243 Sq M



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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