



Sebring Priory Close, East Farleigh, Maidstone, ME15 0EY
Offers In The Region Of £895,000



No forward chain. The property is situated in a quiet sought after cul de sac set in the heart of East Farleigh. The village lies on the edge of the Medway Valley and is surrounded by lovely countryside. There are excellent local amenities close by. The county town itself is about three miles distant providing a wide range of shopping, educational and social facilities.

The property comprises a beautifully presented four bedroom family house set in lovely landscaped gardens. The property has attractive brick and tile hung elevations under a tiled roof and benefits from gas fired central heating and double glazing. 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:

Entrance door to ...

Entrance Porch

Further glazed entrance door to ...

Reception Hall: 13'5 x 10'10 (4.09m x 3.30m)

Staircase to first floor. Cloaks cupboard. Dado rail.

Cloakroom

Low-level WC. Corner wash hand basin. Tiled walls. Tiled flooring. Port hole window.

Living Room: 22'4 x 13'11 (6.81m x 4.24m)

A beautifully proportioned principal room enjoying triple aspect. Double glazed windows to both front and side elevations. Double glazed patio doors open to the back garden. Central feature fireplace with fitted electric fire.

Dining Room: 11'11 x 11'10 (3.63m x 3.61m)

Double glazed window to the front elevation.

Kitchen/Dining Room: 20'4 x 14'11 maximum (6.20m x 4.55m maximum)

Maximum 'L' shaped measurements. Another beautifully proportioned room with the KITCHEN AREA having an extensive range of work surfaces with cupboards and drawers under. Inset one and a half bowl sink unit with mixer tap, cupboards under. Range of AEG appliances including double oven and grill with fitted microwave, induction hob with extractor fan over. Pull out larder unit. Double glazed window to the rear elevation. Oak flooring. The DINING AREA has double glazed patio doors opening to the garden with matching oak flooring. Door to ...

Utility Room: 8'11 x 5'3 (2.72m x 1.60m)

Work surface with space under. Butler sink. Built in cupboard. Double wall unit. Plumbing for washing machine. Part tiled walls. Tiled flooring. Part glazed door to garden.

FIRST FLOOR:

Spacious Galleried Landing

Double glazed window to the front elevation. Dado rail. Access to insulated roof space which is part boarded with electric light.

Bedroom 1: 17'6 x 11'11 maximum (5.33m x 3.63m maximum)

Double aspect room with double glazed windows to rear and side elevations. Range of built in wardrobe cupboards. Dressing table with drawers under. Inset ceiling lighting. Door to ...

En-suite Shower Room

Shower cubicle with thermostatically controlled shower. Low-level WC. Wash hand basin in vanity unit. Chrome heated towel rail. Tiled walls. Tiled flooring. Wall mirror with lighting. Chrome heated towel rail. Double glazed window to the rear elevation.

Bedroom 2: 13'7 x 11'11 (4.14m x 3.63m)

Double glazed window to the rear elevation. Pedestal wash hand basin with light and shaver point. Large walk in storage cupboard with access to further eaves storage housing hot water tank.

Bedroom 3: 13'5 x 11'11 (4.09m x 3.63m)

Double glazed window to the front elevation. Walk in storage cupboard with shelving.

Bedroom 4: 13'11 x 10'1 (4.24m x 3.07m)

Double aspect room with built in wardrobe cupboards.

Family Bathroom

Shower cubicle with thermostatically controlled shower. Pedestal wash hand basin. Low-level WC. Bidet. Panelled bath with mixer tap. Airing cupboard with radiator. Tiled walls. Wall mirror with lighting.

EXTERNALLY:

The property enjoys very extensive frontage to Priory Close. A pressed concrete driveway provides ample parking and gives access to ...

Garage 1: 18' x 17'6 (5.49m x 5.33m)

Up and over door. Electric meter. Water tap. Power and light.

Garage 2: 22'4 x 9' (6.81m x 2.74m)

Up and over door. Window to the rear elevation. Door to rear garden.

GARDENS:

The gardens are a lovely feature to the property with the front garden having extensive areas of lawn with rose borders and a mature Nigra cherry tree. A side gate leads to a very good size and private rear garden. Immediately behind the house is an extensive paved terrace leading on to an area of lawn with well stocked flower and herbaceous borders. Boiler house with Worcester gas fired boiler and gas meter. The back of the property has two awnings screening the kitchen and living room.

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 A26 Tonbridge Road and proceed towards Barming. At the traffic lights turn left into Farleigh Lane, continue over the River Medway. At the junction turn left into Lower Road, continue on before turning left into Priory Close where the property will be found on the left hand side.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



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Sebring, Priory Close East Farleigh, Maidstone, Kent

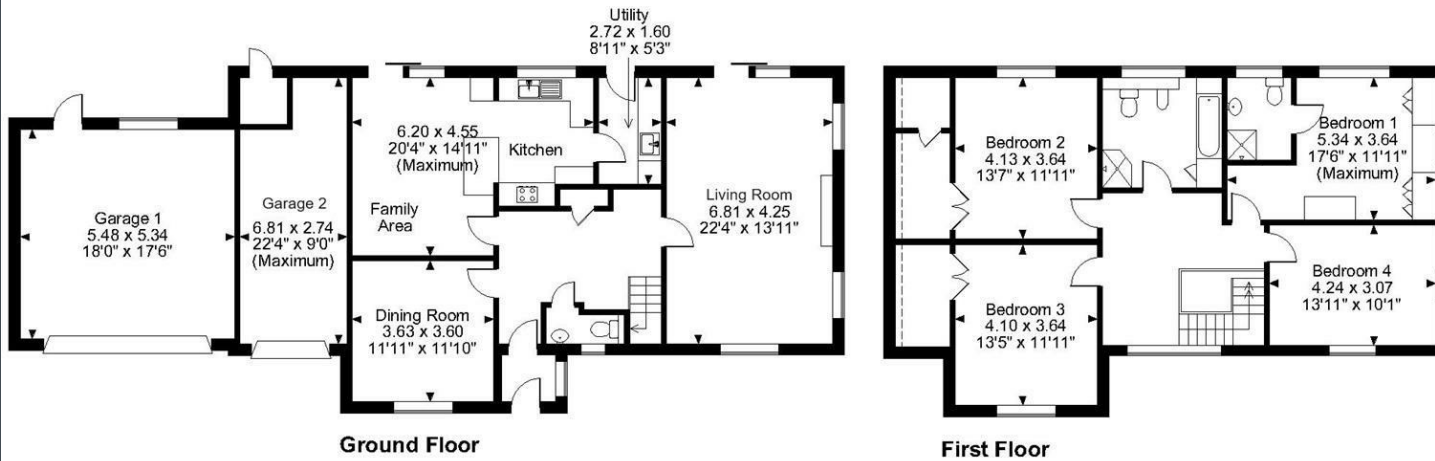
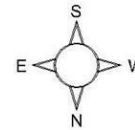
Approximate Gross Internal Area

Main House = 2016 Sq Ft/187 Sq M

Garages = 504 Sq Ft/47 Sq M

Total = 2520 Sq Ft/234 Sq M

Quoted Area Excludes 'External C/B'



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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