



Southwood, Maidstone, , ME16 9EB
Offers In The Region Of £425,000



No forward chain. The property is situated on the most popular Beverley residential development, which lies in the heart of Barming on the western outskirts of Maidstone. The immediate area is well served with local shops, schools. The county town itself offering a wide range of shopping, educational and social facilities is about 3-miles distant.

The property comprises a spacious three bedroom semi-detached house with brick, tile hung and timber clad elevations under a tiled roof, benefiting from gas fired central heating and double glazing. The gardens are worthy of special mention, being of very good size, landscaped and delightfully private. Internal inspection of this family home is recommended by sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

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



GROUND FLOOR:

Recessed Entrance Porch

Part glazed entrance door to ...

Entrance Hall: 9' x 6'6 (2.74m x 1.98m)

Wood block flooring. Staircase to first floor. Walk in cloaks cupboard.

Lounge: 24'3 x 11'7 (7.39m x 3.53m)

A well proportioned principal room enjoying triple aspect. Central fireplace with fitted gas fire. Double glazed patio doors opening to the garden. Wide archway to ..

Dining Room: 16'10 x 11'8 (5.13m x 3.56m)

Maximum measurements. Double glazed patio doors opening to the garden. Door to ...

Kitchen: 11' x 9'10 (3.35m x 3.00m)

Range of work surfaces with cupboards and drawers under. Range of wall cupboards. Inset single drainer sink unit with mixer tap and cupboards under. Cookmaster oven with 5-ring gas hob. Plumbing for washing machine. Extractor fan. Part tiled walls. Door to ...

Rear Porch

Part glazed door to garden. Door to ...

Cloakroom

Low-level WC.

Utility Room: 6' x 4'3 (1.83m x 1.30m)

Plumbing for washing machine. Butler sink. Fitted shelving.

FIRST FLOOR:

Spacious Landing

Access to insulated roof space. Airing cupboard concealing Alpha gas fired boiler serving central heating and domestic hot water.

Bedroom 1: 14'7x 9' (4.45mx 2.74m)

Double glazed window to the front elevation. Range of mirror fronted wardrobe cupboards.

Bedroom 2: 10'10 x 10' (3.30m x 3.05m)

Double glazed window to the rear elevation.

Bedroom 3: 11'2 x 7' (3.40m x 2.13m)

Double glazed window to the rear elevation.

Bathroom: 5'6 x 4'11 (1.68m x 1.50m)

Panelled bath with mixer tap and shower attachment. Separate New Team shower unit. Pedestal wash hand basin. Chrome heated towel rail. Tiled walls. Double glazed window to the rear elevation.

Separate WC

Low-level WC. Double glazed window to the rear elevation.

EXTERNALLY

A brick paviour driveway provides parking and continues to the side of the property to give access to FULL SIZE DETACHED GARAGE. The rear garden is an outstanding feature to the property being of very good size and offering considerable privacy. Immediately

behind the property is a paved seating area. Steps lead up to an area of law with numerous, shrubs, ornamental trees and herbaceous beds. The gardens continue on to an area of vegetables. Set within the garden is a greenhouse and garden shed.

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 to Barming. Turn right into Beverley Road and immediately left into The Cherries. Continue round into Abingdon Road which gives access to Southwood.

Energy Efficiency Rating

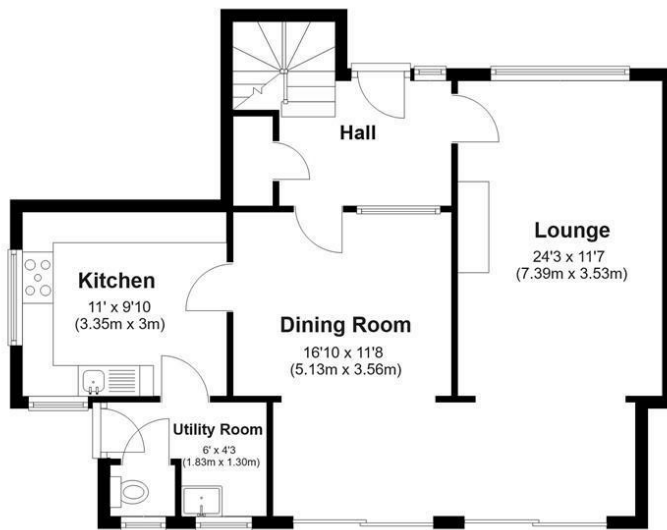
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

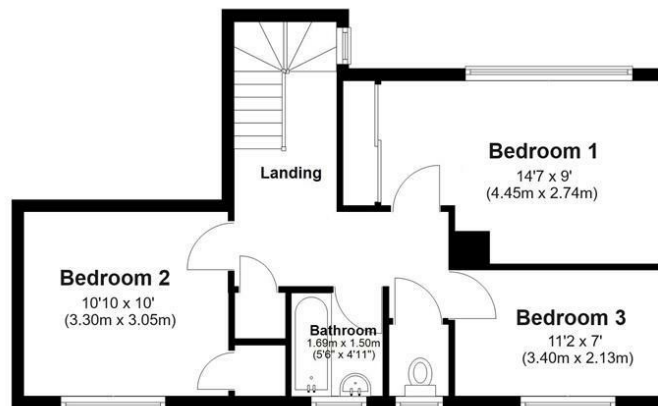
EU Directive
2002/91/EC



Ground Floor



First Floor



Total area: approx. 112.5 sq. metres (1210.9 sq. feet)

