



**1 Saffron Close, Barming, Maidstone, ME16 0US**  
**Price Guide £475,000 - £500,000**



PRICE GUIDE : £475,000 - £500,000. AN EXCEPTIONALLY SPACIOUS AND WELL PRESENTED FOUR BEDROOM FAMILY HOME WITH ACCOMMODATION APPOINTED OVER THREE LEVELS. SITUATED IN A QUIET CUL DE SAC SETTING IN BARMING.

Page & Wells are delighted to bring to the market this exceptional family home offering well presented and versatile accommodation. The ground floor features a cloakroom, family room and a kitchen/dining room which opens on to the double glazed conservatory. The first floor offers a principal bedroom with en-suite shower room and a large reception room. Whilst on the second floor there are three further bedrooms and a family bathroom. Externally there is an attached garage and a driveway providing off road parking facilities with a pleasant 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

Situated in a quiet cul de sac setting within close proximity of Maidstone town centre and walking distance of Maidstone Hospital. There are several reputable primary and secondary schools close by.

## PROPERTY INFORMATION

An exceptionally spacious and well presented four bedroom semi-detached townhouse with driveway and garage offering versatile accommodation.

## KEY FEATURES

Principal bedroom with en-suite shower room

Three further bedrooms

Family room

Kitchen/dining room opening onto the conservatory

Further first floor reception room

Driveway and garage

Pleasant rear garden

## ACCOMMODATION

### GROUND FLOOR:

Entrance Hall

Cloakroom

Family Room

Kitchen/Dining Room

Conservatory

### FIRST FLOOR:

Lounge

Principal Bedroom

En-suite Shower Room

### SECOND FLOOR:

Bedroom 2


Bedroom 3

Bedroom 4

Family Bathroom

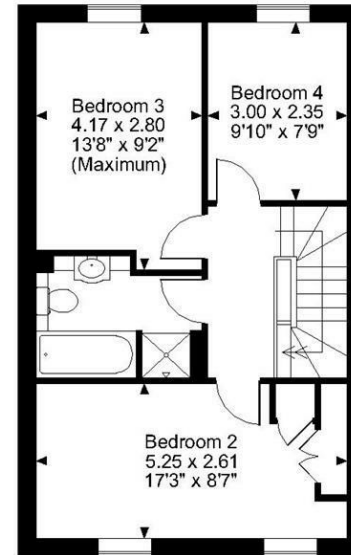
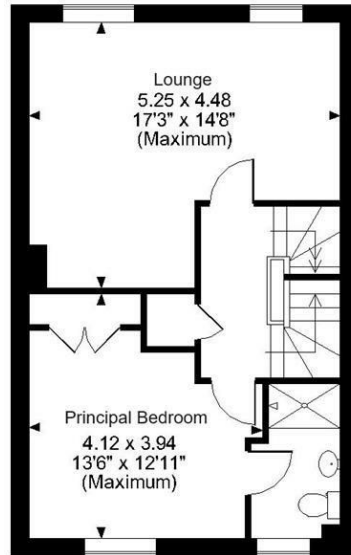
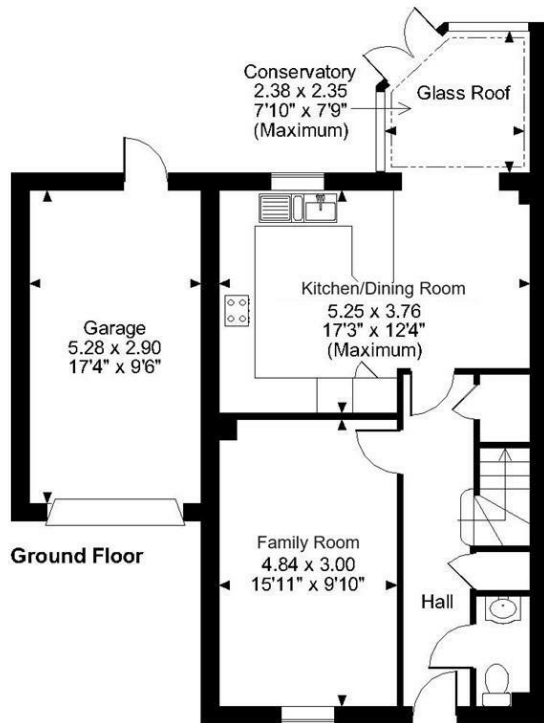
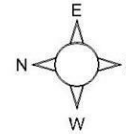
### EXTERNALLY:

There is a driveway providing off road parking facilities leading to an attached garage and a pleasant low maintenance garden to the rear.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>72</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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**Saffron Close, Maidstone, Kent**  
**Approximate Gross Internal Area**  
**Main House = 1519 Sq Ft/141 Sq M**  
**Garage = 165 Sq Ft/15 Sq M**  
**Total = 1684 Sq Ft/156 Sq M**



**First Floor**

**Second 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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