



**11 St. Lukes Avenue, Maidstone, Kent, ME14 5AN**  
**Price Guide £650,000 - £675,000**

PRICE GUIDE : £650,000 - £675,000. A STUNNING AND SIGNIFICANTLY EXTENDED FIVE BEDROOM FAMILY HOME SITUATED IN THE MOST SOUGHT AFTER ST LUKES AREA, WITHIN CLOSE PROXIMITY OF MAIDSTONE TOWN CENTRE. NO FORWARD CHAIN.

Page & Wells are delighted to bring to the market this exceptional five bedroom family home which has been sympathetically improved and extended by its current owner. The accommodation is appointed over four levels, the ground floor features a spacious lounge, sitting room, stunning kitchen/dining room, utility room and shower room. There is a useful multi purpose basement room on the lower ground floor. The first floor offers three bedrooms and a modern bathroom. Whilst there are two further bedrooms on the top floor. The property has retained much of its original character, including fireplaces, sash windows, stripped doors and deep skirting boards. The large rear garden is simply amazing and a real credit to the current owners. There is the added benefit of off road parking. Internal viewing is highly recommended. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: D  
Council Tax Band: E  
Tenure: Freehold



## LOCATION

Situated in the most sought after St Lukes area on the northern outskirts of Maidstone town centre. There are several reputable schools within walking distance, including Valley Park, Invicta Girls Grammar and Maidstone Grammar School. The property is also conveniently located for access to the motorway via junction 7 of the M20 and Maidstone East railway station.

## PROPERTY INFORMATION

11 St Lukes Avenue has been the subject of significant improvement and extension by the current owner and offers substantial accommodation over four levels.

## KEY FEATURES

- Five good sized bedrooms
- Two bathrooms
- Stunning extended kitchen/dining room
- Useful basement room
- Large utility room
- Driveway
- Stunning rear garden
- Many original features

Conveniently located for the town centre, reputable schools, motorway and railway station

## ROOMS

### GROUND FLOOR:

#### Spacious Entrance Hall

Lounge: 16'6 x 13'5 maximum (5.03m x 4.09m maximum)

Sitting Room: 12'7 x 12' (3.84m x 3.66m)

Kitchen/Dining Room: 23'6 x 17'11 maximum (7.16m x 5.46m maximum)

Utility Room: 16'2 x 6'11 maximum (4.93m x 2.11m maximum)

#### Shower Room

### LOWER GROUND FLOOR:

Basement Room: 17'1 x 15'4 maximum (5.21m x 4.67m maximum)

### FIRST FLOOR:

Bedroom 1: 17'11 x 16'6 (5.46m x 5.03m)

Bedroom 2: 12'7 x 12' (3.84m x 3.66m)

Bedroom 3: 10'10 x 9'10 (3.30m x 3.00m)

## Family Bathroom

### SECOND FLOOR:

Bedroom 4: 17'11 x 8'9 maximum (5.46m x 2.67m maximum)

Bedroom 5: 12' x 8'6 (3.66m x 2.59m)


### EXTERNALLY:

There is a driveway providing ample off road parking. The superb rear garden is a distinct feature of the property and must be viewed to be appreciated.

### VIEWING

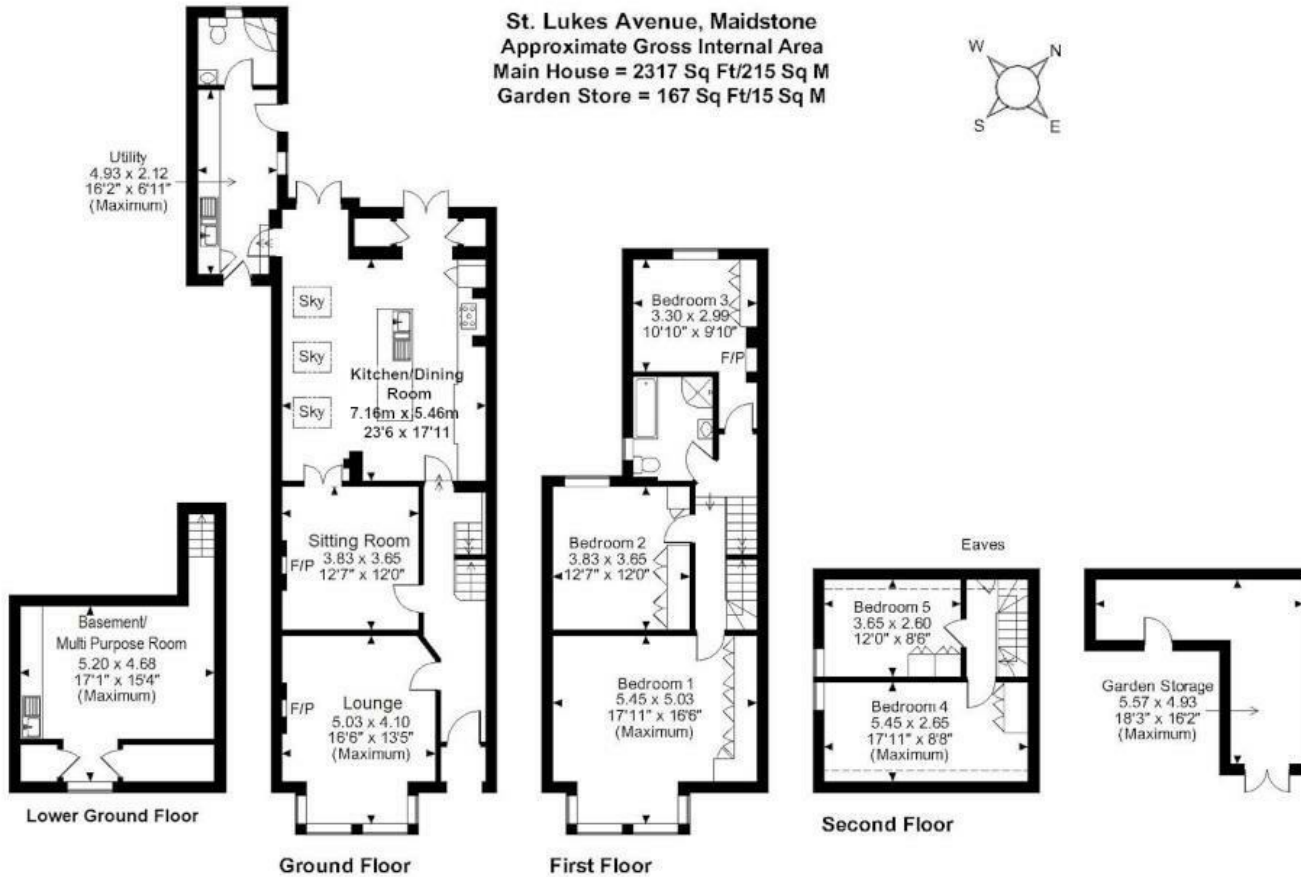
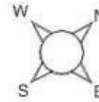
Viewing strictly by arrangements with the Agent's Head Office:  
52-54 King Street, Maidstone, Kent ME14 1DB  
Tel. 01622 756703

### Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            |                            | <b>76</b>   |
| (55-68) <b>D</b>                            | <b>61</b>                  |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

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St. Lukes Avenue, Maidstone  
 Approximate Gross Internal Area  
 Main House = 2317 Sq Ft/215 Sq M  
 Garden Store = 167 Sq Ft/15 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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