



13 Tollgate Way, Sandling, Maidstone, ME14 3DF
Price Guide £525,000 - £550,000

PRICE GUIDE : £525,000 - £550,000. No forward chain. The property is situated in a very popular residential area at the foot of the North Downs, about 2-miles from Maidstone town centre. The immediate area has excellent local amenities, the county town itself provides a wide range of shopping, educational and social facilities. There is convenient access to the M20 and M2 motorway networks, providing fast travel to London and the Kent coastline.

The property comprises a beautifully presented four bedroom detached family house which benefits from gas fired central heating and double glazing. The character of the house enhanced with leaded light glass windows. The house itself has attractive brick and tile hung elevations under a tiled roof and enjoys pleasantly private gardens which have been beautifully landscaped. Internal inspection of this lovely family home is recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

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



GROUND FLOOR:

Double glazed entrance door to ...

Entrance Porch

Tiled flooring. Further double glazed door to ...

Reception Hall: 11'6 x 6'10 (3.51m x 2.08m)

Staircase to first floor. Understairs cupboard. Bamboo flooring. Dado rail.

Cloakroom

Wash hand basin in vanity unit with cupboards under. Low-level WC. Tiled flooring. Part tiled walls. Double glazed leaded light window to the front elevation.

Lounge: 18' x 11'9 (5.49m x 3.58m)

A beautifully proportioned principal room with central fireplace and fitted gas coal effect fire. Bamboo flooring. Dado rail. Archway to ...

Dining Room: 11'6 x 9' (3.51m x 2.74m)

Bamboo flooring. Dado rail. Double glazed patio door opening to the garden. Part glazed panelled door to ...

Kitchen: 10'3 x 9'7 (3.12m x 2.92m)

A well fitted kitchen with an excellent range of work surfaces with cupboards and drawers beneath. Range of wall cupboards. Inset single drainer sink unit with cupboards under. Smeg double oven and grill, 5-ring gas hob with extractor fan over. Built in dishwasher. Part tiled walls. Tiled flooring. Archway to ...

Utility Room: 9'7 x 3'1 (2.92m x 0.94m)

Butler sink. Range of wall units. Wall mounted boiler serving central heating and domestic hot water. Tiled flooring. Part glazed door to side access.

FIRST FLOOR:

Landing

Access to insulated roof space. Airing cupboard. Linen cupboard.

Bedroom 1: 11' x 9'10 (3.35m x 3.00m)

Double glazed leaded light window to the rear elevation. Range of built in wardrobe cupboards. Double doors open to ...

En-suite Shower Room

Wash hand basin. Low-level WC. Shower cubicle with thermostatically controlled shower. Chrome heated towel rail. Part tiled walls. Light and shaver point. Double glazed leaded light window to the rear elevation.

Bedroom 2: 10'9 x 9'9 (3.28m x 2.97m)

Double glazed leaded light window to the rear elevation. Built in wardrobe cupboards.

Bedroom 3: 9' x 8'1 (2.74m x 2.46m)

Double glazed leaded light window to the front elevation.

Bedroom 4: 8'1 x 6'4 (2.46m x 1.93m)

At present used as a Study. Double glazed leaded light window to the front elevation.

Family Bathroom

Panelled bath with mixer tap. Shower with mixer tap. Wash hand basin. Low-level WC. Part tiled walls. Chrome heated towel rail. Wall mirror with light over. Double glazed leaded light window to the front elevation.

EXTERNALLY:

There are landscaped gardens to the front of the property with brick paviour pathways, slate bed with a variety of ornamental shrubs and plants. A side gate leads to a good size rear garden. Immediately behind the house is an extensive brick paved terrace. Raised flower beds with steps leading on to an upper lawn, beyond which is a raised seating area with pergola covered in mature wisteria. Set in the garden is a garden shed, summerhouse and greenhouse. A personal door from the garden leads to a ...

Detached Double Garage: 17'9 x 17' (5.41m x 5.18m)

Two up and over doors, one electronically operated. Personal door. Power and light.

There is further parking to the front of the property.


VIEWING

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

52-54 King Street, Maidstone, Kent ME14 1DB

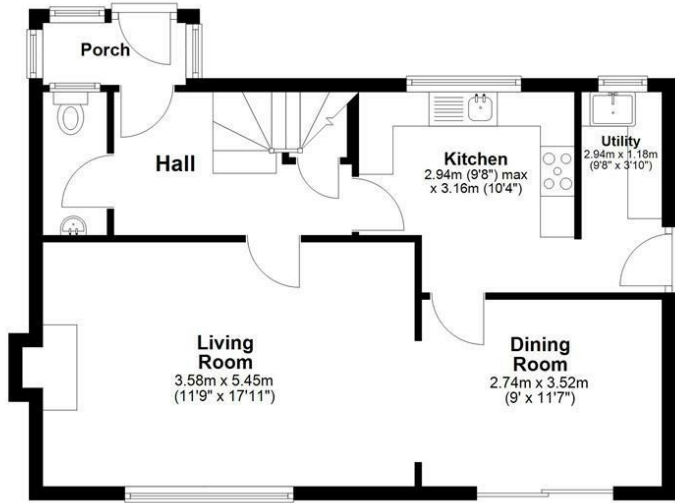
Tel. 01622 756703

Energy Efficiency Rating

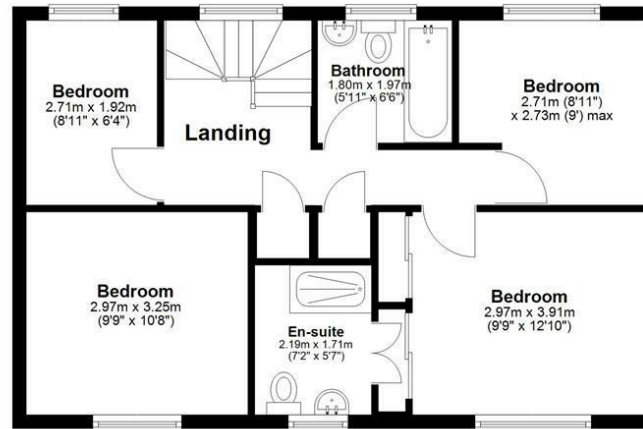
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor



First Floor



Total area: approx. 107.0 sq. metres (1151.5 sq. feet)

