



Amber, 67 Tonbridge Road, Teston, Maidstone, Kent, ME18 5BT
Price £499,950



The property is situated well back from the Tonbridge Road in a lovely semi-rural setting on the fringe of Teston. This most popular area has excellent local amenities close by. The county town itself is approximately 5-miles distant, providing a wide range of shopping, educational and social facilities. The property comprises an older style three bedroomed semi-detached family house which benefits from the magnificent area of land extending to about one acre (unmeasured). The property itself has attractive brick and rendered elevations under a tiled roof, and benefits from gas fired central heating and double glazing. An internal inspection of this rare opportunity is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street Office 01622 756703.

EPC Rating: D
Council Tax Band: D
Tenure: Freehold



ACCOMMODATION

Ground Floor:

Double glazed entrance door to

Entrance Porch

Further part glazed door to

Entrance Hall 8'10 x 5'4 (2.69m x 1.63m)

Staircase to first floor.

Cloakroom

Low level WC. Wash hand basin. Port hole window.

Living Room 23'7" x 11'11" (7.21m x 3.65m)

A beautifully proportioned principal room with double glazed window to front elevation and double glazed patio doors opening through to the conservatory. Display alcove. Central fireplace with fitted gas coal effect fire. Four wall light points.

Garden Room 18'5" x 8'8" (5.62m x 2.66m)

Triple aspect. Tiled flooring. Double glazed doors opening to the rear garden terrace. The conservatory incorporates a utility area with plumbing for washing machine.

Kitchen 12'9" x 8'0" (3.90m x 2.45m)

A range of work surfaces with cupboards and space beneath. Inset one and a half bowl sink unit with cupboards under. A New World gas hob with extractor fan over. Indesit oven. Hitachi microwave. Plumbing for dishwasher. Part tiled walls. Double glazed door to side elevation. Door to conservatory.

First Floor:

Landing

Access to roof space. Double glazed window to front elevation.

Bedroom One 13'5" x 11'11" (4.09m x 3.65m)

Double glazed window to rear elevation. Range of built-in wardrobe cupboards. Lovely views out to the Medway Valley.

Bedroom Two 11'11" x 9'11" (3.65m x 3.03m)

Double glazed window to front elevation.

Bedroom Three 8'0" x 8'0" (2.45m x 2.45m)

Double glazed window to rear elevation enjoying views.

Bathroom Room

Shower cubicle with Mira shower unit. Pedestal wash hand basin. Low level WC. Chrome heated towel rail. Part tiled walls. Double glazed window to side elevation.

EXTERNALLY

A long concrete driveway leads to the side of the house providing extensive parking, in turn giving access to full sized detached brick garage with up and over door.

The front garden is laid to lawn with neat privet hedging to the boundaries. Side gate leads through to the rear garden. Immediately behind the house is a paved terrace with steps leading down to an area of lawn. A variety of ornamental plants. A number of fruit trees including apple and crab apple. Beyond the formal gardens is an

area of former orchard land, again with a variety of fruit trees. The total area of land extends to approximately one acre (unmeasured). At the foot of the land is a private roadway with gate through.


VIEWING

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

DIRECTIONS

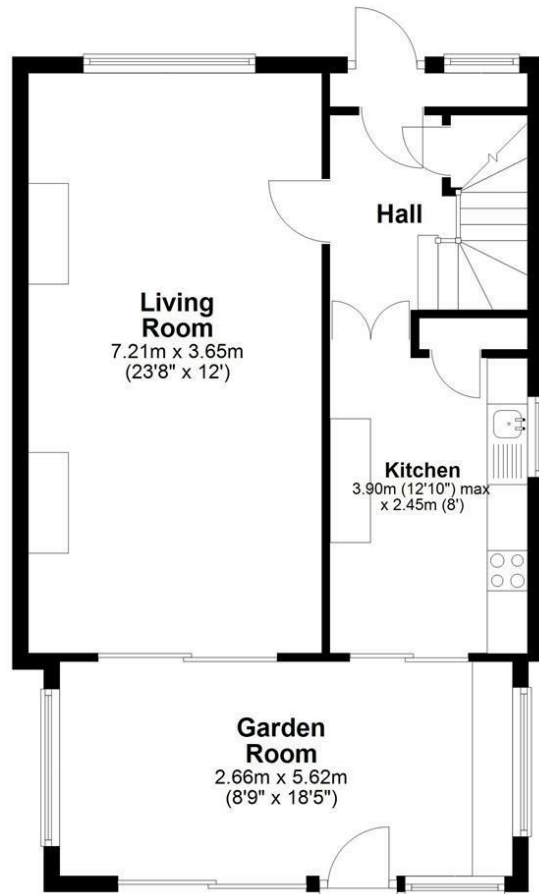
Leave Maidstone on the A26 Tonbridge Road. Proceed to Teston. The property will be found on the left hand side as indicated by the agent's For Sale board.

Energy Efficiency Rating

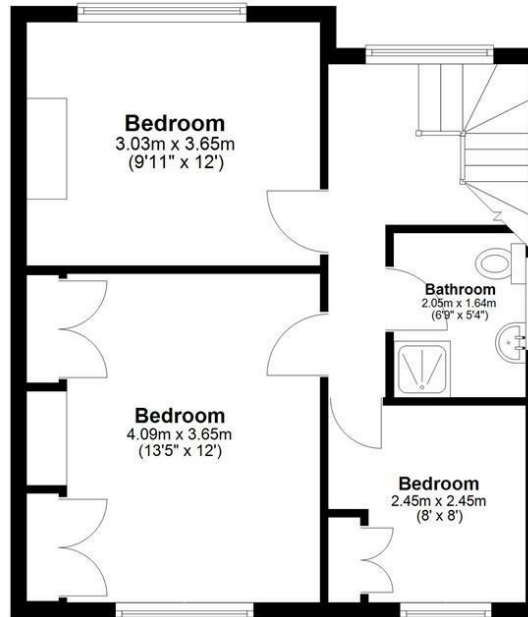
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

Ground Floor



First Floor



Total area: approx. 103.4 sq. metres (1113.0 sq. feet)

