



**44 Bower Mount Road, Maidstone, ME16 8AU**  
**Offers In The Region Of £550,000**



No forward chain. The property stands in one of Maidstone's most sought after residential roads on the outskirts of the town centre. The county town provides a wonderful range of shopping, educational and social facilities together with two mainline stations.

The property comprises a substantial five bedroom semi-detached family house, needing very considerable refurbishment and improvement. The property itself stands on an excellent plot backing on to a parkland setting. Internal inspection of this great opportunity is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703

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



### ON THE GROUND FLOOR

Sliding entrance doors with leaded light glass inset opening to ...

#### Entrance Porch

Further part glazed door with leaded light glass opening to ...

#### Reception Hall: 15'6 x 10'2 (4.72m x 3.10m )

Maximum measurements. Staircase to first floor.

#### Lounge: 18'3 x 14' (5.56m x 4.27m)

A well proportioned principal room with bay window to the front elevation. Central fireplace with fitted gas fire. Recessed display shelving with cupboards under.

#### Dining Room 27' x 12' (8.23m x 3.66m)

Double glazed patio doors opening to the rear garden. Built in cupboards. Range of book shelves.

#### Study: 12'6 x 8'6 (3.81m x 2.59m)

Double glazed window to the rear elevation.

#### Breakfast Room: 11'1 x 8'9 (3.38m x 2.67m)

Opening to the study with fitted shelving and built-in cupboards. Gas fired boiler. Walk in pantry.

#### Kitchen: 8'4 x 7'6 (2.54m x 2.29m)

Double drainer stainless steel sink unit with cupboards under. Wall units. Part glazed door to side access. Door to ...

### LOWER GROUND FLOOR:

#### Cellar: 13'8 x 9'8 (4.17m x 2.95m)

### ON THE FIRST FLOOR

#### Reception Landing

Staircase to second floor. Range of built in cupboards.

#### Bedroom 1: 18'5 x 15'3 (5.61m x 4.65m)

Bay window to the front elevation. Tiled fireplace. Built in cupboards. Shelving.

#### Bedroom 2: 14'3 x 12' (4.34m x 3.66m)

Sash window to the rear elevation. Wash hand basin. Built in cupboard.

#### Bedroom 3: 11'6 x 10' (3.51m x 3.05m)

Panelled bath. WC. Wash hand basin. Part tiled walls.

#### Bathroom 9' x 5' (2.74m x 1.52m)

Panelled bath. WC. Wash hand basin. Part tiled walls.

### ON THE SECOND FLOOR

#### Landing

Sash window to the side elevation. Access to eaves storage area.

#### Bedroom 4: 16'6 x 11' (5.03m x 3.35m)

Currently divided into two separate areas. Eaves storage cupboard.

#### Bedroom 5: 14' x 10'9 (4.27m x 3.28m)

#### EXTERNALLY:

There is a good size garden to the front of the property filled with a wide variety of shrubs, plants and trees

including a magnificent magnolia. Side access leads to a very long back garden that backs on to parkland setting. The gardens have in the past been very well established but now need further cultivation. Set in the gardens is a garden shed and greenhouse.

#### VIEWING


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

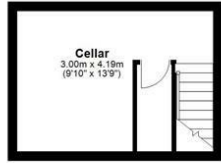
52-54 King Street, Maidstone, Kent ME14 1DB  
Tel. 01622 756703

#### DIRECTIONS

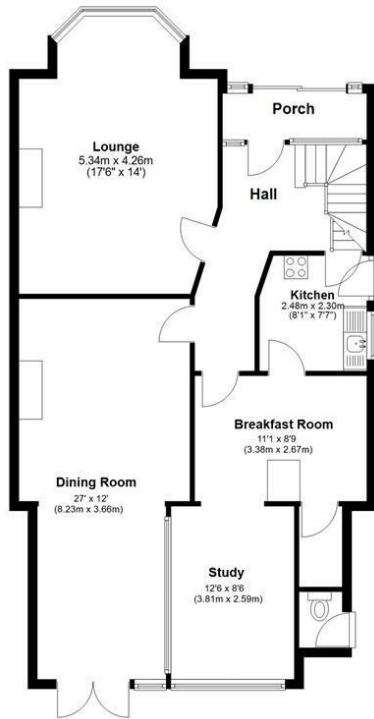
Leave Maidstone on the A20 London Road. Proceed for a short distance before turning left into Bower Mount Road. Continue on and the property will be found on the right hand side.

#### Energy Efficiency Rating

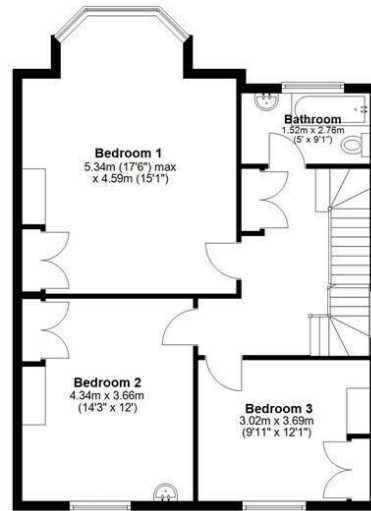
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**



**Second Floor**

