



**Aviva College Avenue, Maidstone, ME15 6YJ**  
**Offers In Excess Of £625,000**



THE PROPERTY COMPRISES A THREE BEDROOM DETACHED BUNGALOW WITH PLANNING PERMISSION TO CREATE A ONE BEDROOM ANNEXE.

Situated in one of Maidstone's most sought after residential roads in the heart of the county town. Maidstone provides a wonderful range of shopping, educational and social facilities together with two mainline stations.

The property has undergone major refurbishment by our clients and has been finished to a very high specification, having been re-wired with a new central heating system throughout and double glazing. The property itself has attractive brick and timber clad elevations under a new tiled roof (December 2023). A recent planning application has been passed to create a detached one bedroom annexe in the garden. The property stands in a very generous plot with the gardens. Internal inspection of this spacious property 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



Double glazed entrance door to ...

**Entrance Hall: 6'2 x 6'1 (1.88m x 1.85m)**

Further glazed door to ...

**Magnificent Kitchen/Diner: 26' x 20'9 (7.92m x 6.32m)**

Maximum measurements. The room enjoys double aspect, the KITCHEN AREA has a wonderful range of quartz work surfaces with cupboards and drawers under. Island unit with further drawers and cupboards. Lamona double oven and grill. Coffee station. Built in dishwasher. Induction hob with extractor fan over. Excellent range of wall cupboards. Double glazed double doors open to a patio area leading to the garden.

**Lounge: 14' x 11'9 (4.27m x 3.58m)**

Double glazed window to the front elevation.

**Inner Hallway**

Access to ...

**Bedroom 1: 13' x 13'1 (3.96m x 3.99m)**

Double aspect room with range of fitted wardrobe cupboards and fitted drawers.

**Shower Room**

Shower cubicle with thermostatically controlled shower. Wash hand basin in vanity unit with cupboards under. Low-level WC. Tiled flooring. Tiled walls. Extractor fan. Heated towel rail. Double glazed window to side elevation.

**Inner Hall**

Access to insulated loft space via a retractable ladder. The loft space is part boarded. Electric light. Water softener. Ideal gas fired combination boiler.

**Bedroom 2: 11'6 x 10'4 (3.51m x 3.15m)**

Double aspect.

**Bedroom 3: 9'7 x 9'5 (2.92m x 2.87m)**

Double glazed window to the side elevation. Range of fitted wardrobe cupboards.

**Shower Room**

Shower cubicle with thermostatically controlled shower. Low-level WC. Chrome heated towel rail. Extractor fan. Tiled flooring. Tiled walls. Wash hand basin in vanity unit with cupboards under.

**EXTERNALLY:**

The property has extensive frontage to College Avenue. There is very extensive parking to the front of the property with shingled forecourt and a generous side access to the rear garden. A brick paviour driveway leads to the side of the property continuing on to ...

**Detached Full Size Garage:**

Incorporating a ...

**Utility Area**

With plumbing for washing machine.

**External Electric Charging Point for car**

The property has very good size gardens to the rear. Immediately behind the bungalow is a paved terrace with steps leading up to the garden. Set in the garden is a detached timber garden shed.

**VIEWING**


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

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

**DIRECTIONS**

Entering Maidstone on the A229 Loose Road. Continue towards the town centre entering Sheals Crescent and down into Hayle Road, before turning left into College Avenue where the property will be found on the left 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>		<b>84</b>
(69-80) <b>C</b>	<b>68</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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### Ground Floor

