



64 Beverley Road, Barming, Maidstone, ME16 9JR
Price £475,000



PRICE : £475,000 . The property is situated on the very popular Beverley residential development which lies in the heart of Barming. Set on the western outskirts of Maidstone, the immediate area has first class local amenities. The county town itself providing a wide range of shopping, educational and social facilities.

The property comprises a beautifully presented extended four bedroom semi detached family house enjoying a very good size mature garden to the rear. The house itself has attractive white rendered elevations under a tiled roof and benefits from gas fired central heating with a newly installed boiler. There is the further benefit to the house with solar panels installed providing an approximate income currently of £800 per annum. There is an eco car charging point at front of the house using both mains and solar power. Internal inspection of this lovely family home is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

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



GROUND FLOOR:

Double glazed entrance door to ...

Entrance Hall: 11'8 x 6' (3.56m x 1.83m)

Staircase to first floor. Parquet flooring. Glazed panelled doors to lounge and kitchen. Understairs cupboard concealing gas, electric meters and installation for the solar panels.

Lounge: 26'1 x 12'3 (7.95m x 3.73m)

Maximum measurement. A beautifully proportioned principal room with double glazed window to the front elevation. Parquet flooring. Attractive fireplace. Wide opening to garden room. Serving hatch to kitchen.

Garden Room: 18'2 x 9'11 (5.54m x 3.02m)

Tiled flooring. Double glazed patio doors. Door opening to the rear garden. Communicating with ...

Kitchen: 11'4 x 7'10 (3.45m x 2.39m)

A well fitted kitchen with range of work surfaces having cupboards and drawers beneath. Inset one and a half bowl sink unit with mixer tap and cupboards under. Range of wall cupboards. Bosch oven, 4-ring hob with extractor fan over. Plumbing for dishwasher.

Inner Hall: 14'1 x 6'9 (4.29m x 2.06m)

Maximum 'L' shaped measurements. Skylight. Wood laminate flooring. Door to ...

Bedroom 4: 12' x 10'9 (3.66m x 3.28m)

Double aspect room with double glazed patio doors opening to the garden.

Shower Room

Shower cubicle with Aqualisa shower. Pedestal wash hand basin. Low-level WC. Chrome heated towel rail. Inset ceiling lighting. Tiled flooring. Extractor fan. Skylight.

FIRST FLOOR:

Landing

Access to insulated roof space. Double glazed windows to the side elevation.

Bedroom: 14'4 x 10'11 (4.37m x 3.33m)

A well proportioned principal bedroom with double glazed window to the front elevation.

Bedroom: 11'9 x 9'2 (3.58m x 2.79m)

Double glazed window to the rear elevation. Airing cupboard housing hot water tank. Built in wardrobe cupboard.

Bedroom: 8;19 x 7'6 (2.44m;5.79m x 2.29m)

Double glazed window to the side elevation.

Family Bathroom

Panelled bath with mixer tap. Fitted Aqualisa shower and fitted shower screen. Low-level WC. Wash hand basin in vanity unit with cupboard beneath. Tiled walls. Wall mirror. Chrome heated towel rail. Tiled walls.

EXTERNALLY:

A wide tarmac driveway provides excellent parking, in turn giving access to ...

Integral Garage: 18' x 7' (5.49m x 2.13m)

Electric roller door to front. Viesman gas fired boiler serving central heating and domestic hot water. Plumbing for washing machine. There is an eco car charging point at front of the house using both mains and solar power.

Gardens

The rear garden is of very good size being on four levels. Immediately behind the house is a decked terrace with steps leading up to an area of lawn which is filled with a variety of ornamental trees and shrubs, flower borders. Steps lead to the

upper garden, with further lawn, seating area. All the gardens enjoy considerable privacy. Set in the garden is a 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

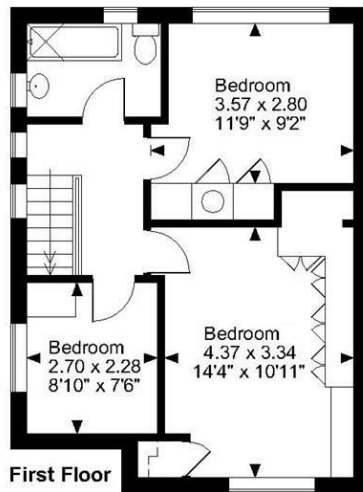
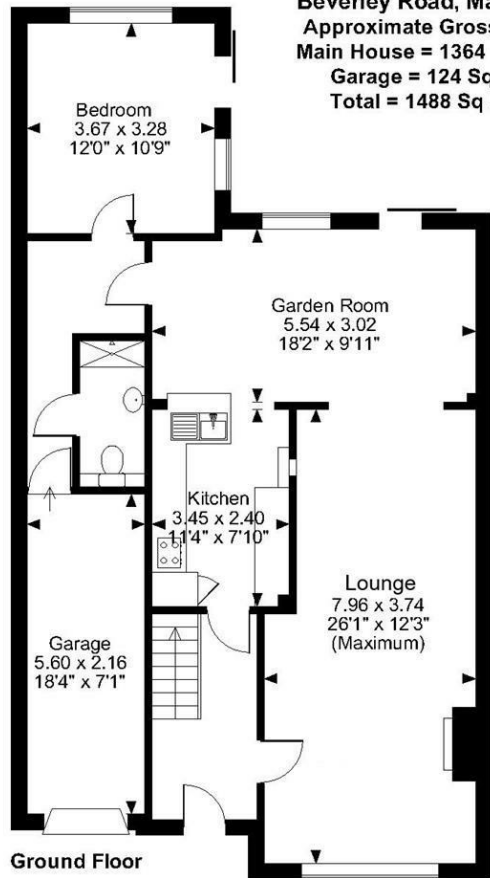
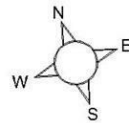
Leave Maidstone on the A26 Tonbridge Road and proceed to Barming. Turn right into Beverley Road, continue on where the property will be found on the right hand side.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B	84	
(69-80) C		
(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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Beverley Road, Maidstone, Kent
Approximate Gross Internal Area
Main House = 1364 Sq Ft/127 Sq M
Garage = 124 Sq Ft/12 Sq M
Total = 1488 Sq Ft/139 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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