



**246 Upper Fant Road, Maidstone, Kent, ME16 8BX**  
**Price Guide £425,000 - £450,000**

PRICE GUIDE : £425,000 - £450,000. AN EXCEPTIONALLY SPACIOUS AND WELL PRESENTED FOUR BEDROOM FAMILY HOME OFFERING VERSATILE LIVING ACCOMMODATION. NO FORWARD CHAIN.

Page & Wells are delighted to bring to the market this rarely available and deceptively spacious home of character. The lower ground floor features a large kitchen, separate dining room and shower room, there is a useful cellar beneath. The ground floor comprises a spacious sitting room and bedroom, there are two further bedrooms on the first floor, together with a family bathroom. The accommodation is complete with a fourth bedroom on the second floor, which benefits from an en-suite shower room. Unlike many other properties in this area, there is the advantage of a double width driveway providing off road parking and a garage and workshop located at the foot of the rear garden. The property is well placed for all local amenities and internal viewing is highly recommended. Contact: PAGE & WELLS King Street office 01622 756703.

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



## LOCATION

Situated within walking distance of Maidstone town centre and Maidstone West railway station and convenient for all local amenities.

## PROOPERTY INFORMATION

A deceptively spacious and exceptionally well presented four bedroom family home with accommodation appointed over multiple levels, offering much versatility.

## KEY FEATURES

Four bedrooms

Two bathrooms plus shower room to attic bedroom

Two reception rooms

Garage & driveway

No forward chain

Viewing highly recommended

## ROOMS

### GROUND FLOOR:

Sitting Room

Bedroom

### LOWER GROUND FLOOR:

Kitchen

Dining Room

Shower Room

Cellar

### FIRST FLOOR:

Bedroom

Bedroom

Bathroom

### SECOND FLOOR:

Bedroom

Shower Room

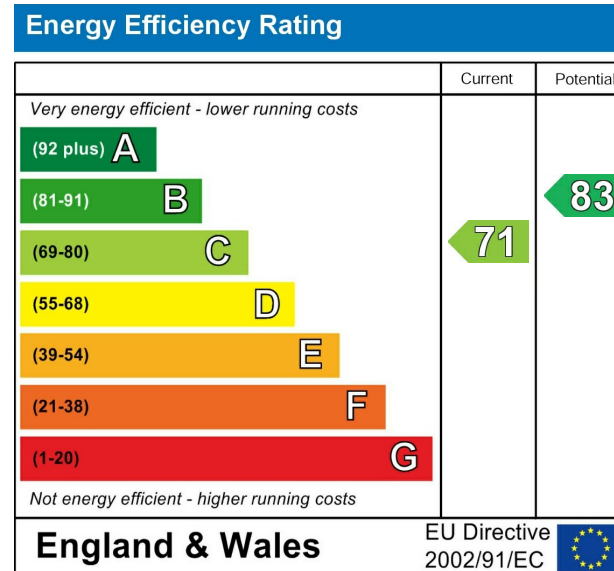
## EXTERNALLY

There is a double width driveway providing off road parking facilities and a garage and workshop located at the foot of the rear garden.

## VIEWING

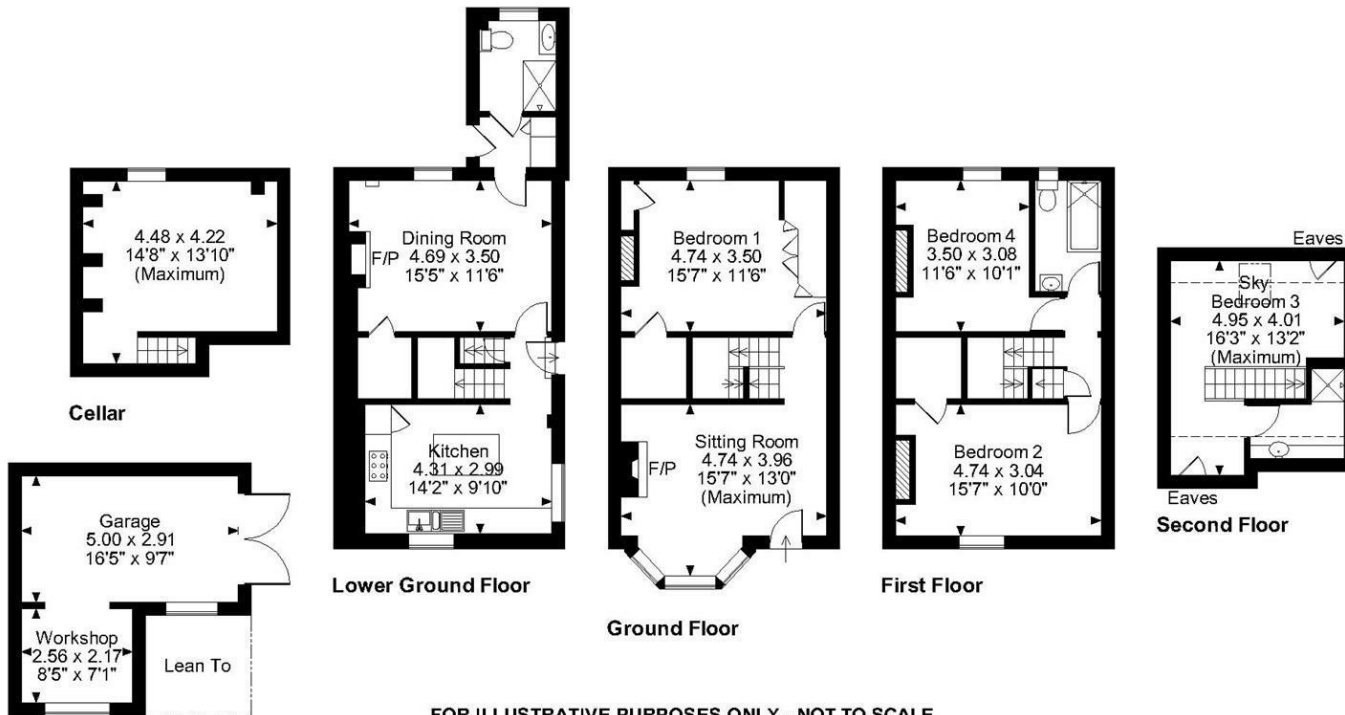
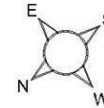
Viewing strictly by arrangements with the Agent's Head Office:

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



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 whose which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

Upper Fant Road, Maidstone, Kent  
 Approximate Gross Internal Area  
 Main House = 1655 Sq Ft/154 Sq M  
 Garage = 221 Sq Ft/20 Sq M  
 Total = 1876 Sq Ft/174 Sq M  
 Quoted Area Excludes 'External Lean To'



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8624961/SS

