



**135 Sutton Road, Maidstone, ME15 9AA**  
**Offers In The Region Of £375,000**



No forward chain. The property is situated in a very popular residential area close to Maidstone town centre. The immediate area has excellent local amenities close by, the county town providing a wide range of shopping, educational and social facilities.

The property stands well back from the Sutton Road in a service road which is well screened. The house itself has attractive white brick elevations under a tiled roof and benefits from double glazing with certain rooms having further secondary double glazing but does require some internal refurbishment and will require a new central heating boiler installed. The property stands on a very generous and beautifully maintained plot and internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

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



## GROUND FLOOR:

Entrance door to ...

### 'L' Shaped Entrance Hall

Further glazed door to ...

### Reception Hall

Staircase to first floor.

### Lounge: 19'8 x 11' (5.99m x 3.35m)

A well proportioned principal room with attractive central fireplace. The room enjoys double aspect with double glazed double doors opening through to the ...

### Conservatory: 18'1 x 17'9 (5.51m x 5.41m)

Double aspect with double glazed doors opening to the back garden.

### Kitchen: 14'3 x 9'5 (4.34m x 2.87m)

Range of work surfaces with cupboards and drawers under. Sink unit with mixer tap and further cupboards beneath. Range of wall cupboards. AEG double oven and grill. Panasonic microwave. Plumbing for washing machine. Airing cupboard housing hot water tank. Cupboard concealing gas and electric meters. Electric wall heater. Double glazed door to side access.

## FIRST FLOOR:

### Landing

Access to roof space.

### Bedroom 1: 11'4 x 11'1 (3.45m x 3.38m)

Window to the rear elevation. Walk in cupboard.

### Bedroom 2: 13'10 x 7'4 (4.22m x 2.24m)

Window to the front elevation. Built in wardrobe cupboard. Dressing table and fitted high level cupboards.

### Bedroom 3: 8'4 x 8'2 (2.54m x 2.49m)

Window to the rear elevation.

### Family Bathroom

Panelled bath. Fitted Triton shower unit with shower screen. Wash hand basin in vanity unit with cupboards under. Low-level WC. Tiled walls.

### EXTERNALLY:

Double wrought iron gates open to an extensive paviour to the front of the house. Double doors opening to a car port with a further door to the rear garden. The rear garden is of very good size. Immediately behind the house is a decked terrace with balustrading leading on to an extensive paviour. Beyond is an area of lawn with well stocked flower borders. The gardens lead down to a potential vegetable garden with a variety of fruit trees. Set in the gardens are two garden sheds, summerhouse and a 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 A274 Sutton Road. Continue on before turning left into the service road, the property will be found on the left hand side.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>33</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



