



79 Bower Mount Road, Maidstone, Kent, ME16 8AS
Price £650,000

The property is situated in one of Maidstone's most sought after residential roads lying close to the town centre. This established road is served with excellent local amenities. The county town itself provides a wide range of shopping, educational and social facilities.

The property comprises a beautifully spacious, bright family house built by Clarke & Epps, enjoying brick and rendered elevations under a tiled roof. The property is in immaculate decorative order throughout benefiting from double glazing and gas fired central heating. The gardens are worthy of special mention being of very good size and beautifully maintained. 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: C
Council tax band: E
Tenure: freehold



GROUND FLOOR:

Entrance Porch

Entrance door with leaded light stained glass inset to ...

Reception Hall: 16'2 x 12' (4.93m x 3.66m)

Staircase to first floor. Oak flooring. Picture rail. Understairs cupboard with gas and electric meters.

Lounge: 16'2 x 15'6 maximum (4.93m x 4.72m maximum)

A beautifully proportioned principal room with wide bay window to the front elevation with leaded light double glazed glass. Oak flooring. Central stone fireplace. Two wall light points.

Dining Room: 14' x 12'6 (4.27m x 3.81m)

Central fireplace with gas coal effect fire. Oak flooring. Picture rail. Opening to ...

Sun Loggia: 11'9 x 4'4 (3.58m x 1.32m)

Oak flooring. Double glazed double doors opening to the garden.

Kitchen: 14'11 x 9'11 maximum (4.55m x 3.02m maximum)

Double aspect room with an extensive range of work surfaces having cupboards and drawers beneath. Breakfast bar. Inset one and a half bowl sink unit with mixer tap and cupboards under. Range of AEG appliances including double oven and grill, 5-ring gas hob with extractor fan over and built in microwave. Extensive range of cupboards, range of wall cupboards. Plumbing for dishwasher. Chrome heated towel rail. Oak flooring. Door to garage.

FIRST FLOOR:

Spacious Landing

Access to insulated roof space with boarding. Electric light and insulation.

Bedroom 1: 16'2 x 12'3 (4.93m x 3.73m)

Double glazed window to the front elevation with leaded light stained glass. Built in wardrobe cupboards. Display shelving. Picture rail. Wash hand basin with cupboard under.

Bedroom 2: 14'1 x 11'4 (4.29m x 3.45m)

Double glazed window to the rear elevation. Wash hand basin in vanity unit with drawers beneath. Range of built in wardrobe cupboards. Picture rail.

Bedroom 3: 15' x 10' (4.57m x 3.05m)

Double glazed window to the rear elevation. Picture rail.

Bedroom 4: 15' x 9'1 (4.57m x 2.77m)

Double glazed leaded light window to the front elevation. Built in wardrobe cupboards. Further high level storage cupboards. Airing cupboard housing hot water tank.

Family Bathroom

Panelled bath with thermostatically controlled shower. Fitted screen. Pedestal wash hand basin. Tiled walls. Tiled flooring. Chrome heated towel rail. Double glazed window to the front elevation.

Separate WC

Low-level WC. Double glazed window to the side elevation.

EXTERNALLY:

Brick pillared entrance with wrought iron gates opening to a tarmac driveway allowing parking for three cars.

GARDENS:

The front garden has been delightfully landscaped with pavia and shingle, filled with a variety of ornamental trees, shrubs and a mature magnolia. Side access leads to an outstanding rear garden of good size. Immediately behind the house is a paved terrace with rockery and fish pool. A meandering path leads

through the garden. Areas of lawn with well stocked herbaceous borders. Beyond is an area of vegetable garden with greenhouse, garden store and a further garden shed 10' x 5'9. The gardens are filled with a variety of ornamental and fruit trees including cherry and apple. We have been advised by our clients that there is a WW2 underground air raid shelter in the garden which provides good sized storage space.

Garden Cloakroom

WC. Wash hand basin. Tiled flooring. Fitted shelving.

VIEWING

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

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

DIRECTIONS

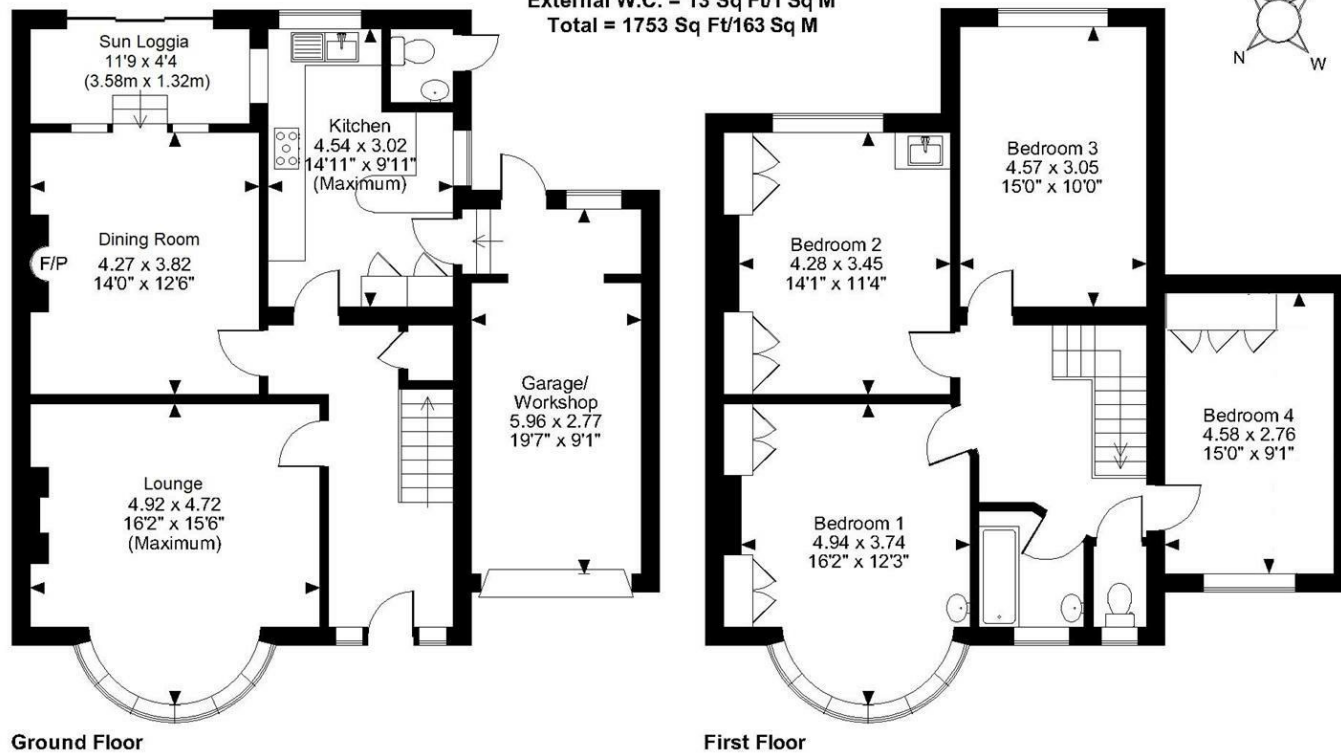
Leave Maidstone on the A26 Tonbridge Road. Proceed for some distance before turning right into Bower Mount Road, where the property will be found on the right hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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Bower Mount Road, Maidstone, Kent
Approximate Gross Internal Area
Main House = 1562 Sq Ft/145 Sq M
Garage/Workshop = 178 Sq Ft/17 Sq M
External W.C. = 13 Sq Ft/1 Sq M
Total = 1753 Sq Ft/163 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.
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