



**Gleneagles Drive, Maidstone, Kent, ME15 6FH**

**Guide Price £400,000 - £420,000**



\*\*\* GUIDE PRICE £400,000 - £420,000 \*\*\* AN EXCEPTIONALLY WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME SITUATED IN A PLEASANT CUL DE SAC SETTING BACKING ONTO HAYLE PARK NATURE RESERVE.

Page & Wells are delighted to bring to the market this rarely available family home which must be viewed to be appreciated. The ground floor accommodation features an entrance hall, cloakroom, kitchen, spacious lounge/dining room and a conservatory. On the first floor the principal bedroom benefits from fitted wardrobes and an en-suite shower area. There are two further bedrooms and a stunning family bathroom. There is a driveway providing off road parking leading to an attached garage with roller door and a pleasant non overlooked garden to the rear, which backs onto the nature reserve. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: C  
Council tax band: D  
Tenure: Freehold



## PROPERTY INFORMATION

An exceptionally well presented three-bedroom detached family home situated in a pleasant cul de sac setting.

## LOCATION

Gleneagles Drive is located on the periphery of Hayle Park Nature Reserve where there are picturesque walks around Crisbrook Meadow and Hayle Mill Pond. For those who enjoy walking, there are stunning walks through the Loose Valley Corridor leading into the heart of Loose village. Maidstone town centre is approximately 1.5-miles distance.

## KEY FEATURES

Principal bedroom with en-suite shower area

Stunning family bathroom

Spacious lounge/dining room

Conservatory

Non overlooked rear garden

Driveway and garage

Viewing recommended

## ROOMS

### GROUND FLOOR:

Entrance Hall

Cloakroom

Lounge/Dining Room: 19'7 x 12'9 (5.97m x 3.89m)

Conservatory: 10'3 x 8'3 (3.12m x 2.51m)

Kitchen: 9'9 x 9' (2.97m x 2.74m)

### FIRST FLOOR:

Landing

Principal Bedroom: 11'8 x 9'5 (3.56m x 2.87m)

En-suite Shower Area

Bedroom 2: 10'5 x 9'7 (3.18m x 2.92m)

Bedroom 3: 9'8 x 5'10 (2.95m x 1.78m)

Modern Bathroom

### EXTERNALLY:

There is a driveway providing off road parking leading to an ATTACHED GARAGE with an electronically operated roller door. Pleasant non overlooked garden to the rear.


### VIEWING

Viewing strictly by arrangements with the Agent's Head

Office:

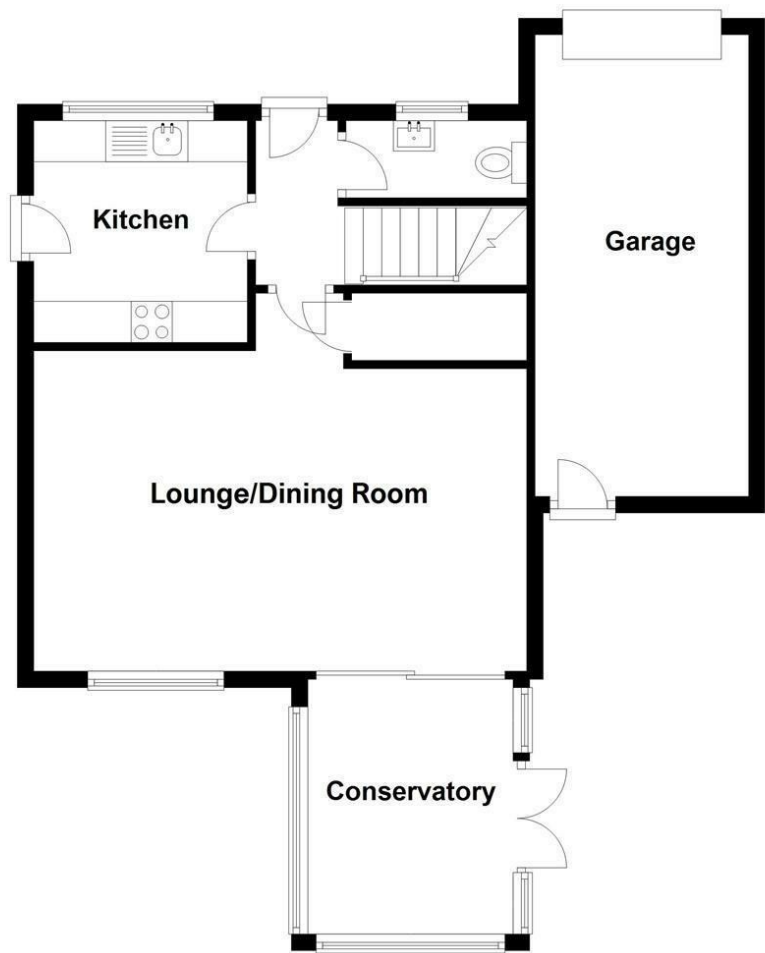
52-54 King Street, Maidstone, Kent ME14 1DB  
Tel. 01622 756703

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</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	

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**Ground Floor**



**First Floor**

