



Langdale Rise, Maidstone, , ME16 0EU

Guide Price £600,000 - £625,000



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The property is situated in a quiet popular residential setting off Queens Road in one of Maidstone's most sought-after residential areas. This area is particularly favoured for the proximity to excellent schools, out of town shopping centre at Allington with a Waitrose supermarket. The county town itself provides a wide range of shopping, educational and social facilities, together with two mainline stations and there is easy access to the M20 motorway providing fast travel to London and the Kent Coastline.

The property comprises a beautifully presented 4 bedroom detached family house which has been extended in recent times. The property benefits from gas fired central heating and double glazing together with a security system. There is a lovely established garden to the rear. An internal inspection is thoroughly recommended by the sole selling agents. Tenure: Freehold. EPC Rating: C. Council Tax Band: E. Contact: PAGE & WELLS King Street office 01622 756703.



INTERNALLY

Ground Floor:

Entrance Canopy

Entrance door to

Reception Hall

Oak flooring. Staircase to first floor. Under stairs cupboard.

Cloakroom

Low level WC. Wash hand basin in vanity unit with cupboard under. Inset ceiling lighting. Double glazed window to front elevation.

Study/Occasional bedroom 5

Double aspect room. Range of full length and full height cupboards. Further cupboards concealing gas and electric meters. Panelled walls.

Living Room

Large double glazed picture window over-looking the back garden. Inset ceiling lighting.

Garden Room

Double aspect with bi-folding double doors to both side and rear elevations. Skylight. Oak flooring. Wood burning stove. Wide archway to

Dining Room

Oak flooring. Open plan to

Kitchen

Bespoke kitchen finished to a high standard, with an extensive range of quartz work surfaces with cupboards and drawers beneath. Smeg 5-ring gas hob with extractor fan over. Smeg electric oven. Inset one and a half bowl sink unit with mixer tap.

Range of wall cupboards with lighting under. Built-in fridge/freezer. Indesit washing machine. Breakfast bar. Double glazed window to front elevation. Double glazed door covered area.

First Floor:

Landing

Airing cupboard concealing Worcester gas fired combination boiler serving central heating and domestic hot water. Access to part boarded insulated loft space with retractable ladder and electric light.

Bedroom One

Double glazed picture window to rear elevation. Extensive range of built-in wardrobe cupboards.

Bedroom Two

Double glazed picture window to rear elevation. Built-in cupboard.

Bedroom Three

Double glazed window to front elevation.

Bedroom Four

Double glazed window to front elevation.

Family Bathroom

Panelled bath with mixer tap. Thermostatically controlled shower. Low level WC. Wash hand basin in vanity unit with drawer beneath. Inset ceiling lighting. Chrome heated towel rail. Mirror fronted cupboard. Double glazed window to side elevation.

EXTERNALLY

Concrete driveway provides parking and in turn gives access to

Attached Garage

Up and over door. Power and light. Personal door. Fitted shelving.

Car Port

Gardens

There is a good sized garden to the rear of the property. Extensive decked terracing leads onto an area of lawn with flower borders. The gardens are interspersed with a variety of ornamental trees and shrubs. At the foot of the garden is a summerhouse and 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

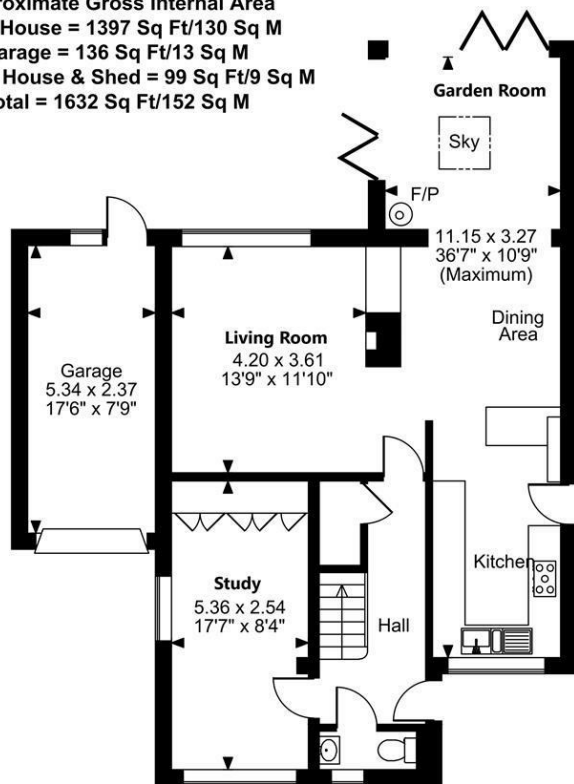
Leave Maidstone on the A20 London Road. Proceed to the traffic lights at Queens Road. Turn left and continue up before turning right into Langdale Rise, where the property will be found on the right hand side.

Energy Efficiency Rating

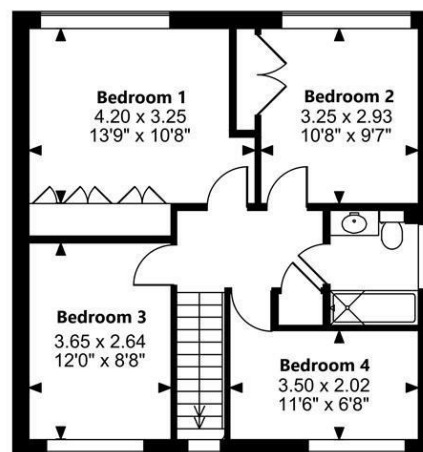
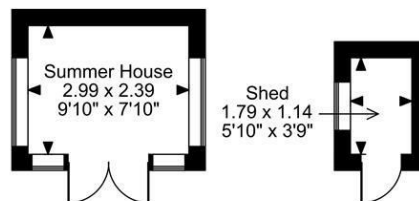
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Langdale Rise, Maidstone
 Approximate Gross Internal Area
 Main House = 1397 Sq Ft/130 Sq M
 Garage = 136 Sq Ft/13 Sq M
 Summer House & Shed = 99 Sq Ft/9 Sq M
 Total = 1632 Sq Ft/152 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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