



45 Lower Fant Road, Maidstone, Kent, ME16 8DP
Guide Price £625,000 - £650,000

PRICE GUIDE : £625,000 - £650,000. The property is situated in a popular residential area close to Maidstone town centre. The immediate area has excellent local amenities. The county town itself provides a wide range of shopping, educational and social facilities together with two mainline stations.

The property comprises a beautifully presented semi-detached Victorian family home which offers versatile living accommodation and has been beautifully maintained by our clients. There are a wealth of period features with lovely high ceilings, sash windows (where stated). The house itself has attractive brick, rendered and stone clad elevations under a tiled roof and benefits from gas fired central heating. Internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

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



GROUND FLOOR:

Entrance door leads to ...

Reception Hall: 13'6 x 7'8 (4.11m x 2.34m)

Feature sweeping staircase with wrought iron balustrade leading to the first floor. Walk in coats area. Tiled flooring.

Cloakroom

WC. Wash hand basin. Tiled flooring. Chrome heated towel rail. Window to the side elevation.

Drawing Room: 16'3 x 15' (4.95m x 4.57m)

A beautifully proportioned principal room with attractive sash windows to the front elevation. Attractive open fireplace with surround and mantle. Recessed cupboards and display shelving. Exposed pine flooring.

Lounge: 18'6 x 15'1 (5.64m x 4.60m)

Another well proportioned room. French doors with fitted shutters, opening to the rear garden. Attractive open fireplace with natural brick surround. Ceiling rose. Cornice and picture rail.

Dining Room: 12'5 x 10'3 (3.78m x 3.12m)

Exposed pine flooring. Sash window to the rear elevation.

Kitchen: 11'8 x 10'4 (3.56m x 3.15m)

Excellent range of work surfaces with cupboards, drawers and space under. Inset one and a half bowl sink unit with mixer tap, cupboards beneath. Range of wall cupboards. Inset induction hob with extractor fan over. Built in double oven. Plumbing for dishwasher. Part tiled walls. Stone flooring. Worcester gas fired boiler serving central heating and domestic hot water. Door to ...

Utility Area: 14'11 x 5'11 (4.55m x 1.80m)

This area opens to the attached garage. Tiled flooring. Double glazed window to the rear. Space for washing machine. External door.

Side Lobby

Space for freezer. Stairs to ...

LOWER GROUND FLOOR:

Extensive and useful cellar area with ...

Chamber 1: 14'8 x 12'10 (4.47m x 3.91m)

Power and light. Window to the front elevation.

Chamber 2: 18'5 x 14'10 (5.61m x 4.52m)

Divided into three separate areas. Original Coal Shute.

FIRST FLOOR:

Landing

Staircase to second floor.

Bedroom 1: 15'6 x 15'2 (4.72m x 4.62m)

Range of built in wardrobe cupboards. Further built in cupboard. Sash windows to the rear elevation.

Bedroom 2: 13'9 x 12'10 (4.19m x 3.91m)

Built in wardrobe cupboards. Sash windows to the front elevation.

Spacious Family Bathroom

Free standing double ended bath with mixer tap and shower attachment. Twin hand wash basins in vanity unit with cupboards under. Bidet. Tiled flooring. Tiled walls. Chrome heated towel rail. Access to loft space. Cupboard concealing hot water tank. Sash window to the rear elevation.

Shower Room

Walk in Shower. Wash hand basin with cupboard under. Tiled walls and flooring. Heated towel rail. WC. Window to the side elevation.

SECOND FLOOR:

Bedroom 3: 15'10 x 13' (4.83m x 3.96m)

Sash windows to the rear elevation. Built in cupboards.

Bedroom 4: 13' x 12'8 (3.96m x 3.86m)

Sash windows to the front elevation.

EXTERNALLY:

The property is approached from Lower Fant Road by a shingled driveway which provides extensive parking and in turns leads to ...

Attached Garage: 15'3 x 10'2 (4.65m x 3.10m)

Garage door. Power and light.

The front garden is well screened, predominantly laid to lawn with well stocked and established borders. The rear garden is a lovely feature to the house, extending in depth to 150'. There is a good size patio area to the rear of the house with steps leading on to an area of lawn. The gardens are filled with a variety of ornamental trees and shrubs, providing a lovely setting for this family house. There is rear pedestrian access with double gates from Upper Fant Road.


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. Turn left into St Michael's Road, left into Upper Fant Road. At the end turn right into Bower Lane leading on down into Lower Fant Road where the property will be found on the right hand side.

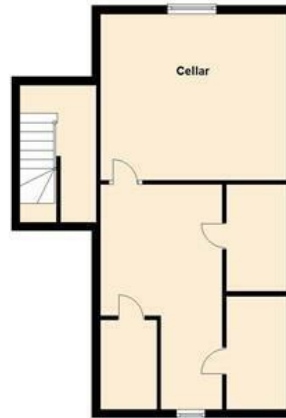
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	<div>45</div>	<div>78</div>
England & Wales EU Directive 2002/91/EC		

Ground Floor
Approx. 115.1 sq. metres (1239.3 sq. feet)



Basement
Approx. 49.3 sq. metres (530.4 sq. feet)



First Floor
Approx. 69.9 sq. metres (752.7 sq. feet)



Second Floor
Approx. 42.5 sq. metres (457.5 sq. feet)



Total area: approx. 276.8 sq. metres (2979.9 sq. feet)

