



Warden Close, Maidstone, Kent, ME16 0JL

Price £700,000





\*\*\* A TRULY STUNNING FOUR BEDROOM DETACHED FAMILY HOME, SITUATED ON A LARGE PLOT IN A SUPERB CUL DE SAC LOCATION \*\*\*

This extensively modernised family home must be viewed to be appreciated. The configuration is versatile, which currently provides a cosy lounge, wc, fourth bedroom (currently used as playroom), sitting room with bi-fold doors, study & a superb open plan kitchen/dining room overlooking the rear garden. There are three further bedrooms & family bathroom on the first floor. With its current layout, there is considerable potential to create annexe accommodation for a dependant relative. The property is situated on a large plot & benefits from ample off road parking & a large rear garden, with summerhouse. A further benefit is that we understand planning consent has been granted to further expand the accommodation, if required. Internal viewing is highly recommended to appreciate the space & quality on offer. Contact Page & Wells on 01622 756703



## Property Information

EPC : C  
Tenure : Freehold  
Council Tax Band : E

## Key Features

Significantly Extended

Superb Open Plan Kitchen/Diner

Sitting Room With Bi- Fold Doors

Study

Annexe Potential

Large Plot With Summerhouse

Security Bollards

Cul-De-Sac

Planning Consent Granted For Further Extension

EV Charging Point

## Location

Within walking distance of Girls & Boys Grammar Schools. A small, select, cul de sac setting, yet within

easy reach of amenities. Convenient access to M20 motorway, mainline railway stations & Maidstone town centre.

## Rooms

### Ground Floor

Entrance Hall

Lounge

Superb open plan Kitchen/Diner

Sitting Room

Bedroom Four/Playroom

Downstairs WC

Study

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom


## Externally

There is ample off road parking to the front of the property. Security bollards have been installed A generous garden to the rear, with large summerhouse (power, light & connected to the network). EV charging point.

## Viewing

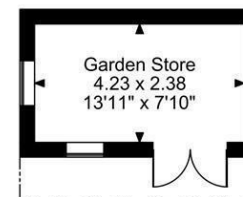
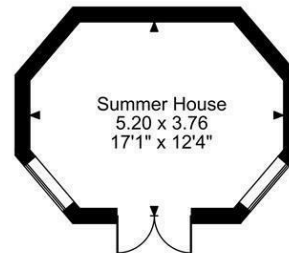
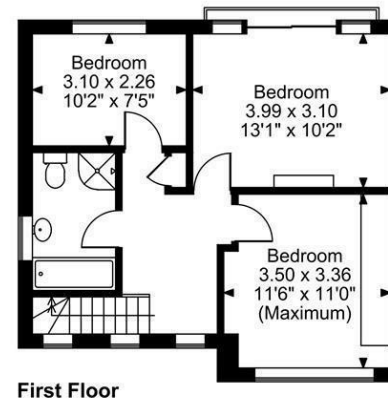
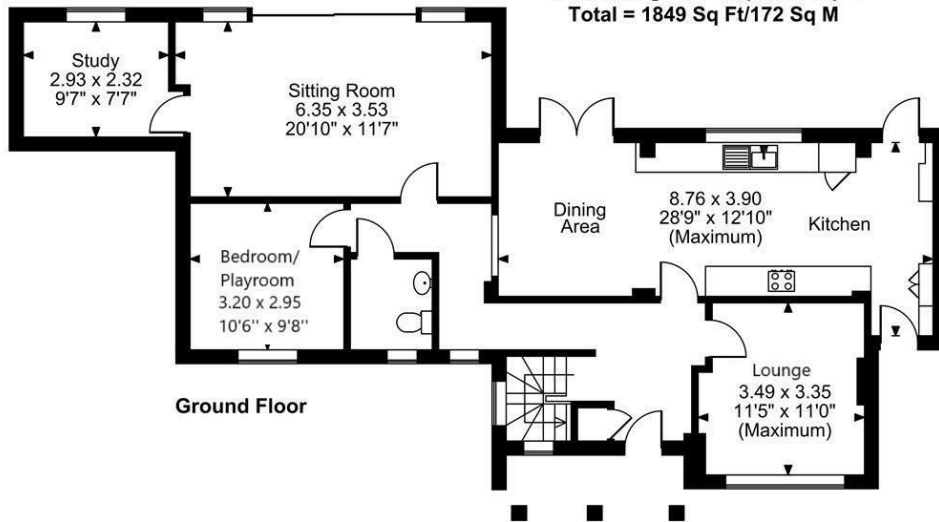
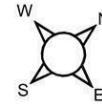
Viewing strictly by arrangements with the Agent's Head Office:  
52-54 King Street, Maidstone, Kent ME14 1DB  
Tel. 01622 756703

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	83
(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	



**Warden Close, Maidstone, Kent**  
**Approximate Gross Internal Area**  
**Main House = 1560 Sq Ft/145 Sq M**  
**Outbuilding = 289 Sq Ft/27 Sq M**  
**Total = 1849 Sq Ft/172 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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