



**Watermark Road, Maidstone, Kent, ME14 1NA**

**Guide Price £500,000 - £525,000**





\*\*\* GUIDE PRICE £490,000 - £510,000 \*\*\* A BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI-DETACHED FAMILY HOME SITUATED ON THE POPULAR SPRINGFIELD DEVELOPMENT WITHIN WALKING DISTANCE OF MAIDSTONE EAST RAILWAY STATION & THE TOWN CENTRE. NO FORWARD CHAIN.

Page & Wells are delighted to bring to the market this recently built family home with spacious accommodation appointed over three levels. The current owners opted for many upgrades from new, which include downlighters, additional tiling to bathrooms & cloakroom, a larger patio area in the garden, CCTV at the front door & the rear garden, alarm system, upgraded Bosch induction hob, Bosch combi microwave & oven, waste disposal, large built-in wardrobes in the principal bedroom & bedroom two. In addition, our clients have created additional storage in the kitchen/diner. The ground floor features a cloakroom, a spacious kitchen/diner and a sitting room with French doors opening to the garden. The first floor offers three good size bedrooms and a family bathroom. The top floor comprises a spacious principal bedroom with built in wardrobes and a modern en-suite shower room. There is a driveway providing off road parking, a pleasant rear garden, external lighting & power. Internal viewing is highly recommended. Contact Page & Wells on 01622 756703.

EPC Rating : B  
Council Tax Band : E  
Tenure : Freehold



## Location

The Mill at Springfield is a prestigious new development within a desirable location, right on the banks of the River Medway. A short walk away is Maidstone East railway station, Maidstone town centre and there is a choice of reputable schools.

## Key Features

No Forward Chain

Solar Panels Installed (Facing South)

Newly Built Family Home

Many Upgrades Within

Principal Bedroom With En-Suite

Pleasant Rear Garden

Modern Kitchen/Diner

Driveway Plus Visitor Parking

## Rooms

### Ground Floor

### Entrance Hall

### Cloakroom

### Kitchen/Dining Room

### Sitting Room

### First Floor

### Bedroom Two

### Bedroom Three

### Bedroom Four

### Family Bathroom

### Second Floor

### Principal Bedroom

### En-Suite Shower Room

### Externally


There is a driveway to the side providing off road parking facilities. There is a pleasant garden to the rear with an extended patio.

## Viewing

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

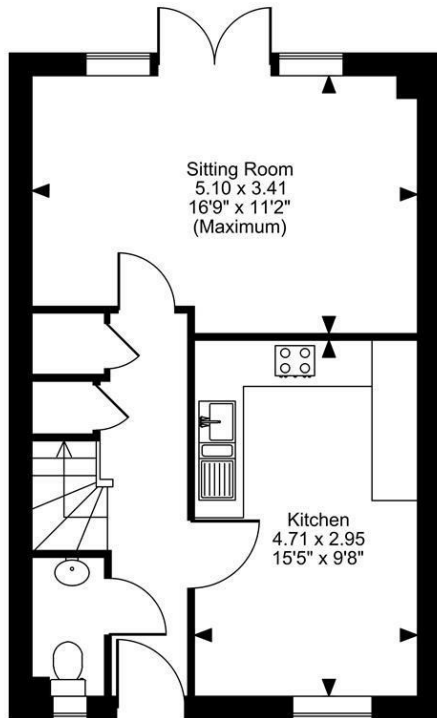
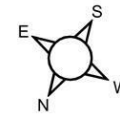
52-54 King Street, Maidstone, Kent ME14 1DB  
Tel. 01622 756703

## Energy Efficiency Rating

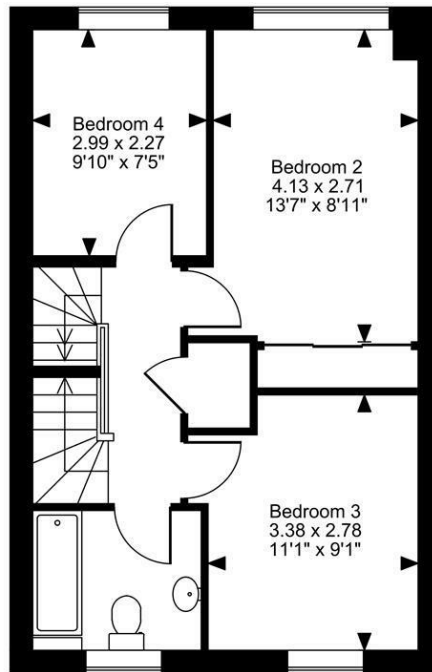
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



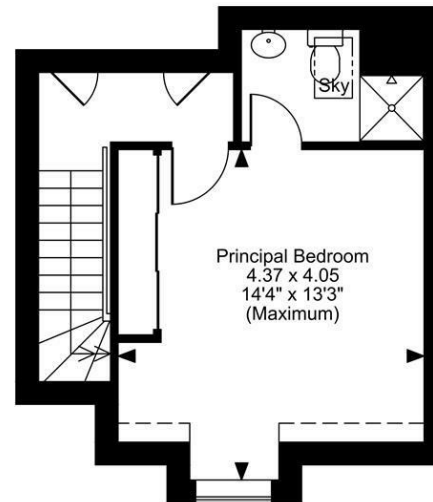
**Watermark Road, Maidstone**  
**Approximate Gross Internal Area**  
**1152 Sq Ft/107 Sq M**



**Ground Floor**



**First Floor**



**Second Floor**

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

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

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8638284/SS

