



Headingley Road, Maidstone, , ME16 0HR

Price Guide £550,000 - £575,000





PRICE GUIDE : £550,000 - £575,000. The property is situated in one of Maidstone's most sought after residential areas. Allington is roughly 2 miles from Maidstone town centre and offers excellent local immunities, Good Schools and easy access to the M20 Motorway. There is a out of town shopping development with a Waitrose supermarket and more close by.

The property comprises of a beautifully spacious and wonderfully presented 4 bedroom family house.

The property itself has attractive brick and pebble dash elevations under a tiled roof, benefiting from double glazing and gas fired central heating. There is a good size lovely garden to the rear and internal inspection is highly recommended by the sole selling agents.

EPC: D

Council Tax Band: E

Tenure: Freehold



### Ground Floor

Double glaze entrance door to...

### Entrance Porch

Further part Glaze door to...

### Entrance Hall

Staircase to first floor.

### Lounge

Double glaze window to front elevation. Central fireplace with gas affect fire. Two wall light point. Wide arch way communication with...

### Dinning Room/Sitting Room

Beautifully proportioned room with central archway. Double glaze double doors opening to garden. Door to...

### Kitchen

Excellent range of work surfaces with cupboards, draws and space beneath. Inset sink unit with mixer tap and cupboard under. Range of wall cupboards. 4 ring gas hob with extractor fan over. Build in Oven. Build in Fridge and freezer. Cupboard concealing gas fired boiler serving central heating and domestic hot water. Plumbing for dish washer and washing machine. Under stairs cupboard. Tiled flooring. underfloor electric heating. Double glaze window to side elevation.

### Rear Lobby

Tiled flooring. Double glaze door to garden. Door to...

### Cloakroom

Low level WC. Wash hand basin. Double glaze window to rear and side elevations.

### First Floor

### Landing

Access to boarded loft including built in ladder and lighting.

### Bedroom One

Double glaze to front elevation. Range of mirror fronted wardrobe cupboards.

### Bedroom Two

Double glaze window to rear elevation. Built in linen cupboard.

### Bedroom Three

Double glaze window to front elevation. Full length mirror fronted wardrobe cupboards. electric shower cubical in cupboards.

### Bedroom Four

Double glaze window to front elevation.

### Family Bathroom

Panel bath. Fitted shower unit with fitted shower screen. Pedestal wash hand basin. Low level WC. Part tiled walls. Inset ceiling lighting Double glaze window to rear elevation.

### EXTERNALLY

and extensive tarmac driveway provides parking and gives access to...

### Garage

Electronic operated up and over door. Light. Power. Window to rear. Door to...

### Garden

The rear garden is a delightful feature to the property. Immediately behind the house is a extensive paved terrace

leading on to an area of lawn with well stocked flower boarders. Variety of oriental flowers and specimen trees. Set within the garden is a number of outbuildings including a summer house with light and power and 2 garden sheds. At the foot of the garden is a further seating area with small summer house.

### VIEWING

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

52-54 King Street, Maidstone, Kent ME14 1DB

Tel - 01622 756703

Email – Maidstone@page-wells.co.uk

### DIRECTIONS

Leave Maidstone on the A20 London Road. Proceed to Allington. Continue through the traffic lights. Turn left into Allington Way. After a short distance turn left into Headingley Road where the property will be found on the left hand side.

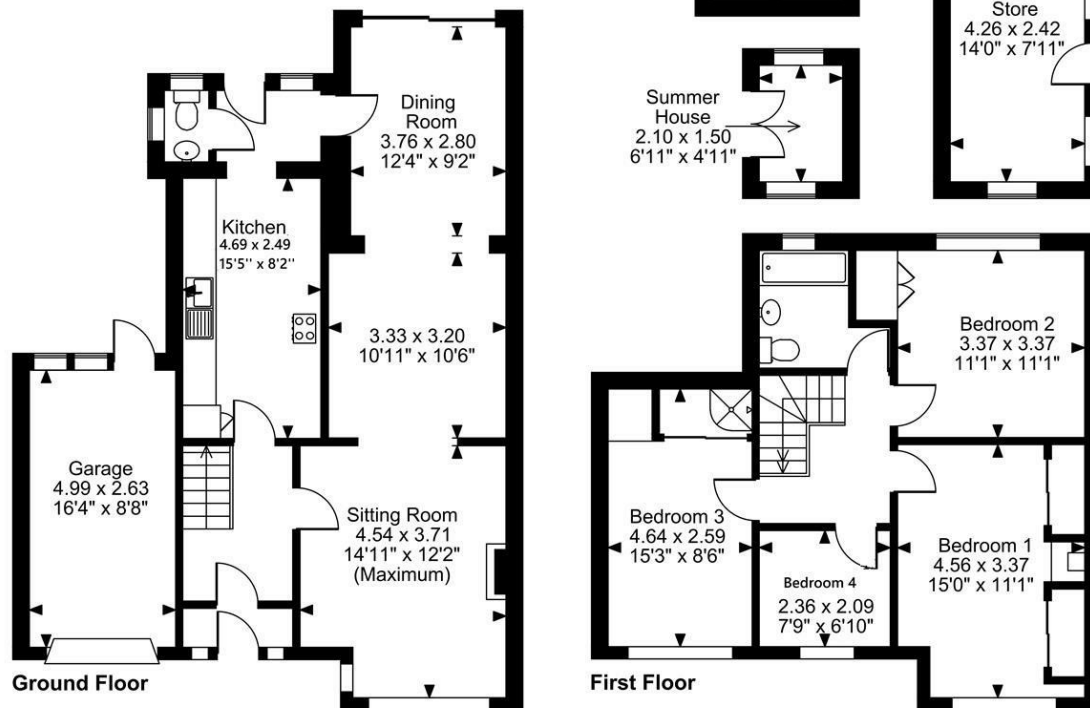
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	65	
(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	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are whose which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979



Headingley Road, Maidstone, Kent  
 Approximate Gross Internal Area  
 Main House = 1303 Sq Ft/121 Sq M  
 Garage = 141 Sq Ft/13 Sq M  
 Outbuildings = 189 Sq Ft/18 Sq M  
 Total = 1633 Sq Ft/152 Sq M



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

The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8638488/LCO

