



Howard Drive, Maidstone, , ME16 0QE
Offers In The Region Of £475,000



The property is situated in a very popular residential area on the outskirts of Maidstone. Allington has excellent local amenities including an out of town shopping centre with a Waitrose Supermarket. There is easy access to the M20 motorway. The county town itself provides a wide range of shopping, educational and social facilities.

The property comprises a link detached 3 bedroom bungalow offering very spacious living accommodation which benefits from gas fired central heating and double glazing with a delightful secluded garden to the rear. An internal inspection is thoroughly recommended by the sole selling agents. NO FORWARD CHAIN. Tenure: Freehold. EPC Rating: D. Council Tax Band: E.



ACCOMMODATION

Ground Floor:

Double glazed entrance to ...

Entrance Porch

Further glazed panelled entrance door to ...

Reception Hall 19' x 9' max (5.79m x 2.74m max)

Staircase to first floor. Understairs cupboard concealing Glow-Worm gas fired boiler serving central heating and domestic hot water. Electric meter.

Cloakroom

Low level WC. Wash hand basin with tiled splash back. Double glazed window to side elevation.

Living Room 23' x 12' (7.01m x 3.66m)

A beautifully proportioned principal room. Double glazed window to front elevation. Double glazed patio doors opening to the rear. Attractive central fireplace with natural brick surround and fitted gas log effect fire.

Kitchen 12' x 9' (3.66m x 2.74m)

Range of work surfaces with cupboards, drawers and space under. Inset single drainer sink unit with cupboard beneath. Range of wall cupboards. Neff oven and grill. 4-ring gas hob with extractor fan over. Part tiled walls. Tiled flooring. Double glazed door to garden. Double glazed window to rear elevation.

Bedroom Two 12' x 10'2 (3.66m x 3.10m)

Double glazed window to front elevation.

Bedroom Three 8' x 9'2 (2.44m x 2.79m)

Double glazed window to side elevation. Range of full length mirror fronted wardrobe cupboards.

First Floor:

Landing

Storage cupboard.

Bedroom One 16'5 x 12' (5.00m x 3.66m)

Double glazed window to rear elevation. Built-in wardrobe cupboard. Dressing table with nest of drawers.

Bathroom

Panelled bath with mixer tap and shower attachment. Low level WC. Bidet. Shower cubicle with thermostatically controlled shower. Tiled walls. Wall mirror. Double glazed window to rear elevation.

EXTERNALLY

An extensive pressed concrete driveway to the front of the property provides ample parking. This in turn gives access to ...

Attached Garage 16'6 x 8'5 (5.03m x 2.57m)

Electronically operated up and over door. Door to garden.

Gardens

The front is laid to lawn. Side access leads to a delightfully private rear garden extending in depth to approximately 40'. The garden has a terrace to the rear leading on to an area of lawn. Well-screened boundaries

with mature neat conifer hedging. Variety of ornamental trees. Garden shed.

VIEWING

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

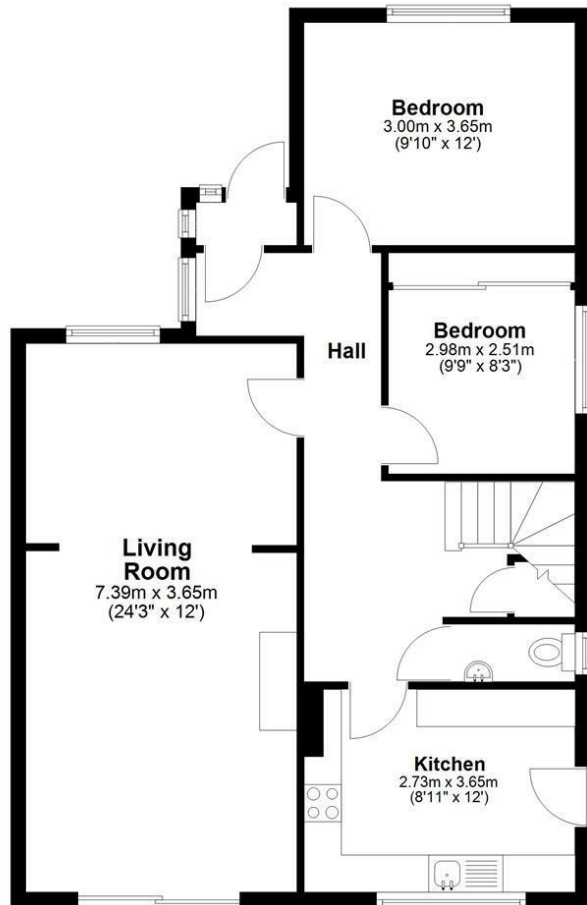
DIRECTIONS

Leave Maidstone on the A20 London Road. Proceed towards Allington. At the traffic lights turn left into Poplar Grove. Continue on into Howard Drive where the property will be found on the left hand side.

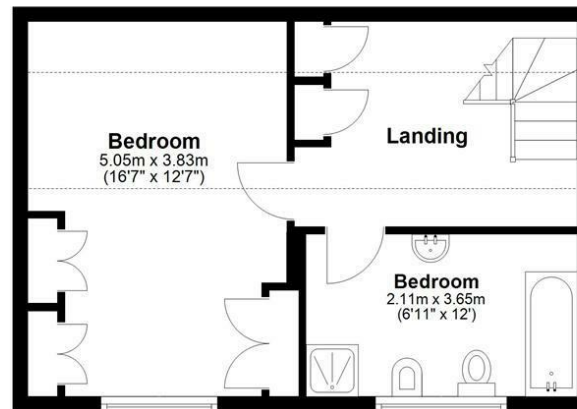
Energy Efficiency Rating

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

Ground Floor



First Floor



Total area: approx. 112.1 sq. metres (1206.2 sq. feet)

