



Blythe Road, Maidstone, Kent, ME15 7TR

Price Guide £575,000 - £600,000



PRICE GUIDE : £575,000 - £600,000. The property is situated in one of Maidstone's most sought after residential roads which sits close to the town centre and within a short walk to Mote Park. The county town provides a wide range of shopping, educational and social facilities together with two mainline stations. Mote Park is an attractive parkland setting with a lake and 600-acres of amenity land.

The property comprises a quite beautifully spacious and well presented four bedroom family house which benefits from a very substantial garden office. The property has attractive brick and rendered elevations under a tiled roof and benefits from gas fired central heating and double glazing. The character is enhanced with leaded light glass to the front elevation. The house stands on a very generous plot which has been well maintained and offers considerable privacy. Internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

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



GROUND FLOOR:

Double glazed entrance door with leaded light glass to ...

Entrance Porch

Further entrance door to ...

Reception Hall: 16' x 6' (4.88m x 1.83m)

Staircase to first floor. Understairs cupboard.

Sitting Room: 15'11" x 12'6" (4.85m x 3.81m)

Wide bay window with leaded light glass to the front elevation.
Lovely ornate fireplace with floral tiled slips and carved surround.
Picture rail. Coved ceiling.

Dining Area: 13'5" x 12'0" (4.09m x 3.67m)

Pine flooring. Lovely cast iron fireplace with pine surround. Picture rail. Wide archway communicating with ...

Snug: 10'2" x 9'7" (3.10m x 2.92m)

Matching flooring. Double aspect. Double glazed double doors opening to the garden.

Kitchen: 10'4 x 9'10 (3.15m x 3.00m)

Excellent range of work surfaces with cupboards and drawers beneath. Butler sink unit with mixer tap and cupboard under.
Range of wall cupboards. Belling double oven with 7-ring gas hob and extractor fan over. Plumbing for washing machine. Shelved pantry. Tiled flooring. Double glazed window to the rear elevation.
Double glazed door to side access.

FIRST FLOOR:

Landing

Double glazed leaded light stained glass window to the side elevation.

Bedroom 1: 13'5 x 12'9 (4.09m x 3.89m)

Double glazed window to the rear elevation. Small fireplace.
Picture rail. Built in cupboard.

Bedroom 2: 12'8 x 11'7 (3.86m x 3.53m)

Double glazed leaded light window to the front elevation. Built in cupboard. Small fireplace. Picture rail.

Bedroom 4: 8'11 x 7' (2.72m x 2.13m)

Double glazed leaded light window to the front elevation. Picture rail.

Luxury Family Bathroom

Wide shower cubicle with thermostatically controlled shower. Free standing bath with clawed feet, corner mounted mixer tap and shower. Low-level WC. Pedestal wash hand basin. Tiled walls. Tiled flooring. Cupboard concealing Worcester gas fired boiler serving central heating and domestic hot water. Double glazed window to the rear elevation.

Inner Landing

Staircase to second floor.

SECOND FLOOR:

Bedroom 3: 20'8 x 13'5 (6.30m x 4.09m)

Some restricted headroom. Double glazed window to the rear elevation. Inset ceiling lighting.

EXTERNALLY:

The property has an extensive brick paviour driveway to the front of the house providing excellent parking. The front garden is laid to lawn. Side access leads to a very good size rear garden extending in depth to about 100'. Immediately behind the house is a paved seating terrace leading on to an area of lawn with well stocked flower beds. Well screened boundaries. At the foot of the garden is an ...

Impressive Garden Office: 16'10 x 9'5 (5.13m x 2.87m)

Inset ceiling lighting and power points.

Set within the garden is a further garden seating area and garden shed. Covered seating area with tiled roof.

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

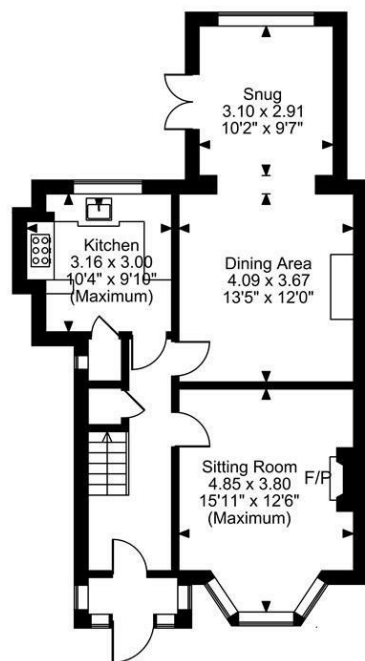
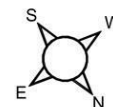
DIRECTIONS

Leave Maidstone on the A20 Ashford Road and proceed for a short distance. At the traffic lights turn right into Square Hill Road. Turn left into Blythe Road where the property will be found on the right hand side.

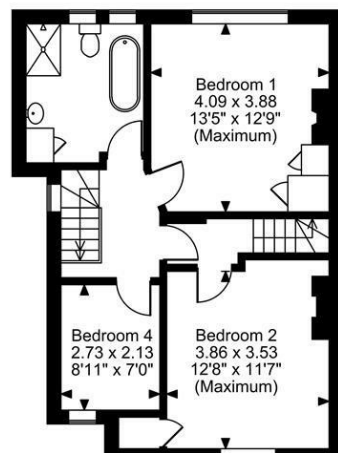
Energy Efficiency Rating

	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		
	63	74
England & Wales	EU Directive 2002/91/EC 	

Blythe Road, Maidstone, Kent
Approximate Gross Internal Area
Main House = 1416 Sq Ft/132 Sq M
Annexe = 158 Sq Ft/15 Sq M
Metal Shed/Outside Snug = 150 Sq Ft/14 Sq M
Total = 1724 Sq Ft/161 Sq M

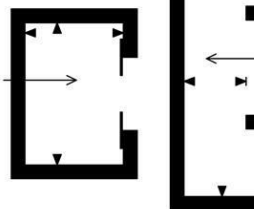


Ground Floor

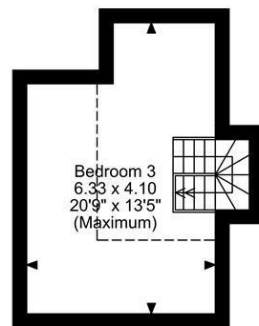
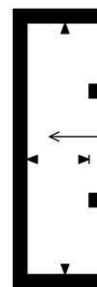


First Floor

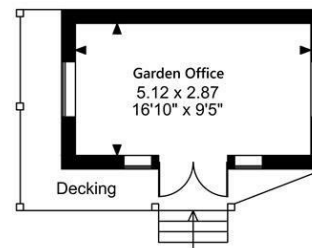
Metal Shed
 3.09 x 2.14
 10'2" x 7'0"



Outside Snug
 5.47 x 1.35
 17'11" x 4'5"



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
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