



Woodville Road, Maidstone, Kent, ME15 7BS
Offers In The Region Of £385,000



The property is situated in a quiet residential road close to Maidstone town centre and close to Mote Park. The immediate area has excellent local amenities, the county town provides a wide range of shopping, educational and social facilities.

The property comprises a beautifully spacious four bedroom family house enjoying attractive brick, rendered and tile hung elevations under a tiled roof. The accommodation is arranged on three floors and benefits from double glazing and gas fired central heating. Internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: D
Council tax band: C
Tenure: Freehold



GROUND FLOOR:

Arched entrance porch. Entrance door to ...

Entrance Hall: 12'1 x 5'8 (3.68m x 1.73m)

Staircase to first floor. Understairs cupboard concealing gas and electric meters.

Dining Room: 14'1 into bay x 11'8 (4.29m into bay x 3.56m)

Maximum measurements. Central fireplace. Double glazed window to the front elevation.

Lounge: 15'8 x 10'7 (4.78m x 3.23m)

Maximum measurements. Light oak floor. Central fireplace. Recessed display shelving. Double glazed double doors opening to the garden.

Kitchen: 12'6 x 6'10 (3.81m x 2.08m)

Excellent range of work surfaces with cupboards and drawers under. Range of wall cupboards. Inset single drainer sink unit with mixer tap. Beko oven with 5-ring hob and warming plate. Part tiled walls. Plumbing for dishwasher. Utility cupboard - plumbing for washing machine. Double glazed window to the rear elevation. Double glazed stable door to garden.

FIRST FLOOR:

Landing

Staircase to second floor.

Bedroom 2: 14'3 x 10'5 (4.34m x 3.18m)

Double glazed window to the front elevation.

Bedroom 3: 11'10 x 9'10 (3.61m x 3.00m)

Double glazed window to the rear elevation. Built in airing cupboard.

Bedroom 4: 8'6 x 7' (2.59m x 2.13m)

Double glazed window to the front elevation.

Family Bathroom

Mixer tap and shower attachment. Fitted shower screen. Wash basin. Low-level WC. Chrome heated towel rail. Tiled flooring. Tiled walls. Inset ceiling lighting. Double glazed window to the rear elevation.

SECOND FLOOR:

Bedroom 1: 18'3 x 16'5 (5.56m x 5.00m)

Maximum measurements. A beautifully proportioned principal bedroom with windows to both front and rear elevations.

En-suite Room

Shower cubicle with Mira shower unit. Low-level WC. Wash hand basin in vanity unit with cupboards under. Tiled walls. Shaver point. Double glazed window to the rear elevation.

EXTERNALLY:

Extensive brick paviour driveway to the front of the

property providing parking. The rear garden extends in depth to about 50'. Immediately behind the house is a decked terrace. A concrete pathway bordered by artificial lawn. Set in the garden is a sizeable garden shed.

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

Leaving Maidstone town centre on the A229 Upper Stone Street, continue for a short distance before turning right into Woodville 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) A		
(81-91) B		81
(69-80) C	67	
(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 	

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Approximate Area = 968 sq ft / 89.9 sq m

Garage = 303 sq ft / 28.1 sq m

Total = 1271 sq ft / 118 sq m

For identification only - Not to scale

