



Chervilles, Barming, Maidstone, Kent, ME16 9JE

Price Guide £425,000 - £450,000

PRICE GUIDE : £425,000 - £450,000. The property is situated on a very popular residential development in the heart of Barming. This area lies about 3-miles to the west of Maidstone and provides excellent local amenities, the county town itself providing a wide range of shopping, educational and social facilities.

The property comprises a three-bedroom semi-detached family house situated in a very good size corner plot with excellent parking. The house benefits from gas fired central heating and double glazing. Internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703

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



GROUND FLOOR:

Entrance Porch

Double glazed entrance door to ...

Entrance Hall

Staircase to first floor. Parquet flooring.

Cloakroom

Wash hand basin. Low-level WC. Double glazed window to the front elevation.

Lounge: 18' x 10'11 (5.49m x 3.33m)

Central ragstone fireplace with fitted gas coal effect fire. Parquet flooring. Double aspect with double glazed bay window to the side elevation. Double glazed window to the front. Glazed panelled double doors opening to ...

Dining Room: 13'2 x 8'8 (4.01m x 2.64m)

Door to reception hall and utility room.

Kitchen: 12'11 x 9'11 (3.94m x 3.02m)

Range of work surfaces with cupboards and drawers under. Range of wall cupboards. Inset one and a half bowl sink unit with mixer tap and cupboards under. Breakfast bar. New World oven, 4-ring gas hob. Plumbing for dishwasher. Walk-in shelved pantry. Understairs cupboard with meters. Glazed panelled door to ...

Utility Room: 10'6 x 6'2 (3.20m x 1.88m)

Plumbing for washing machine. Double glazed door to garden.

FIRST FLOOR:

Landing

Bedroom 1: 12'1 x 9'11 (3.68m x 3.02m)

Double glazed window to the front elevation. Built-in wardrobe cupboard. Airing cupboard concealing Worcester gas fired boiler serving central heating and domestic hot water.

Bedroom 2: 10'11 x 10'3 (3.33m x 3.12m)

Double aspect room with windows to side and front elevations.

Bedroom 3: 7'11 x 7'10 (2.41m x 2.39m)

Built-in cupboard. Double aspect with windows to rear and side elevations.

Family Bathroom: 9'11 max x 5'7 (3.02m max x 1.70m)

Tiled panelled bath with mixer tap and shower attachment, fitted shower screen. Wash hand basin in vanity unit with cupboards under. Low-level WC. Chrome heated towel rail. Inset ceiling lighting. Part tiled walls. Double glazed windows to the rear elevation.

EXTERNALLY:

The property stands on a very generous corner plot. The front and side gardens are laid to lawn interspersed with ornamental trees and shrubs with flower borders. The rear garden enjoys considerable privacy, is again laid to lawn with flower borders and a variety of ornamental trees and shrubs. Paved seating terrace. Garden shed. Door to ...

Full Size Garge: 17'6 x 9'7 (5.33m x 2.92m)

Up and over door. Power and light. Personal door.

Further parking to the side of the garage with brick paviour.

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

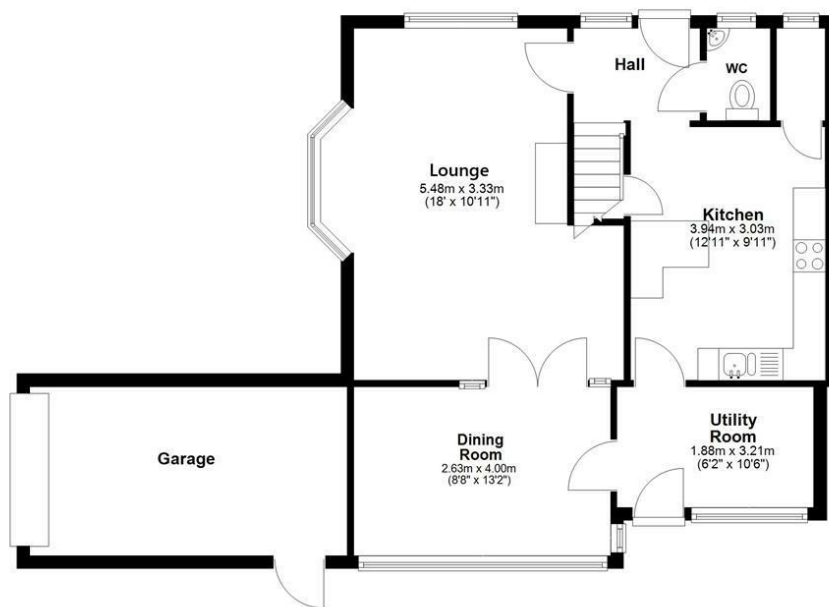
DIRECTIONS

Leave Maidstone on the A26 Tonbridge Road and proceed to Barming. Turn right into Beverley Road, first right into Chervilles where the property will be found on the left hand side.

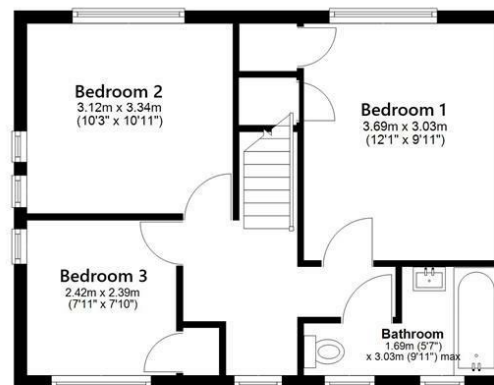
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(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. 111.7 sq. metres (1202.0 sq. feet)

