



**Greyfriars Close, Maidstone, Kent, ME16 0GS**

**Price Guide £700,000 - £730,000**

PRICE GUIDE : £700,000 - £730,000. The property is situated in an exclusive cul de sac in one of Maidstone's most sought after residential areas. The immediate area has excellent local amenities with an out of town shopping centre about half a mile distance in Allington, with a Waitrose supermarket. The county town itself provides a wide range of shopping, educational and social facilities.

The property comprises a beautifully spacious and well presented four bedroom detached family house, built by Berkeley Homes. The house has been extended by our clients and now provides a magnificent principal bedroom with en-suite. The house benefits from double glazing and gas fired central heating. There are delightfully presented gardens and internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

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



## GROUND FLOOR:

### Entrance Porch

Access to ...

### Entrance Hall: 13'10 x 14' (4.22m x 4.27m)

Staircase to first floor. Understairs cupboard.

### Lounge: 20'5 x 12' (6.22m x 3.66m)

A beautifully proportioned principal room enjoying double aspect with double glazed leaded light windows to the side elevation. Double glazed double doors opening to the rear garden. Central fireplace with attractive gas coal effect fire. Archway to ...

### Dining Room: 11'8 x 10'4 (3.56m x 3.15m)

Double glazed leaded light window to the rear elevation. Glazed double doors opening to the entrance hall.

### Study: 8'3 x 7'10 (2.51m x 2.39m)

Double glazed leaded light windows to the front elevation. Coved ceiling.

### Cloakroom

Low-level WC. Wash hand basin. Half tiled walls. Double glazed leaded light window to the side elevation. Inset ceiling lighting.

### Kitchen/Breakfast Room: 13'4 x 11'9 (4.06m x 3.58m)

Excellent range of work surfaces with floor mounted cupboards. Range of wall cupboards. Inset one and a half bowl sink unit with mixer tap and cupboards beneath. Bosch dishwasher and washing machine. AEG double oven and grill. Built in fridge/freezer. Four ring gas hob with extractor fan over. Inset ceiling lighting. Tiled flooring. Double glazed double doors opening to the garden. Glazed panelled door to hall.

## FIRST FLOOR:

### Reception Landing

Access to insulated roof space which is part boarded with a loft ladder. Electric light. Airing cupboard housing hot water tank.

### Principle Bedroom: 18'7 x 18'7 (5.66m x 5.66m)

A beautifully proportioned room with two double glazed leaded light windows to the front elevation. Huge range of built in wardrobe cupboards and fitted drawers. Door to ...

### En-suite Bathroom

Panelled bath with mixer tap. Aqualisa shower unit. Low-level WC. Wash hand basin. Inset ceiling lighting. Extractor fan. Shaver point. Double glazed window to the side elevation.

### Bedroom 2: 13'5 x 10'5 (4.09m x 3.18m)

Double glazed leaded light window to the front elevation. Built in wardrobe cupboard.

### Bedroom 3: 12'9 x 8'4 (3.89m x 2.54m)

Double glazed leaded light window to the rear elevation. Built in wardrobe cupboard.

### Bedroom 4: 10'9 x 9'1 (3.28m x 2.77m)

Double glazed leaded light window to the rear elevation.

### Family Bathroom

Panelled bath with mixer tap and shower attachment. Low-level WC. Pedestal wash hand basin. Shower cubicle. Shaver point. Extractor fan. Part tiled walls. Double glazed leaded light window to the rear elevation.

### EXTERNALLY:

A tarmac driveway provides excellent parking and gives access to ...

### Integral Double Garage: 18'2 x 16'3 (5.54m x 4.95m)

Two separate up and over doors. Wall mounted gas fired boiler providing central heating and domestic hot water. Water softener.

The front garden is laid to lawn with well established and well stocked herbaceous bed, a variety of ornamental trees. A delightful south facing rear garden immediately behind the house with a paved terrace, steps leading up to an area of lawn with well stocked flower borders filled with a variety of ornamental trees, shrubs and plants.

## 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 and proceed towards Allington. Turn left at the traffic lights into Queens Road, after a short distance turn right into Greyfriars Close.

## Energy Efficiency Rating

|                                             | Current | Potential                  |
|---------------------------------------------|---------|----------------------------|
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            | 72      | 80                         |
| (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<br>2002/91/EC |

