



Poplar Grove, Maidstone, Kent, ME16 0AN
Offers In The Region Of £695,000



NO FORWARD CHAIN. The property is situated in a very popular area and sits well back from Poplar Grove accessed from a long shared private driveway. The centre of Maidstone is about one-mile distance providing a wide range of shopping, educational and social facilities. There is an out of town shopping centre in Allington, a few minutes drive from the property, with a Waitrose supermarket. There is convenient access to the M20 motorway providing fast travel to London and the Kent coastline.

The property comprises a substantial four/five bedroom family house with an adjoining one-bedroom annexe and is set in a lovely private setting. The house benefits from double glazing and gas fired central heating. Externally the gardens are established offering considerable privacy and internal inspection of this lovely family home is recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: D. Annexe: C
Council tax band: F
Tenure: Freehold



ON THE GROUND FLOOR

Double glazed entrance door to ...

Entrance Porch

Tiled flooring. Further glazed panelled door to ...

Entrance Hall

Staircase to first floor. Glazed panelled door to ...

Dining Room:

Understairs cupboard. Storage cupboard. Storage cupboard. Double glazed patio doors leading to the side garden.

Living Room:

A beautifully proportioned principal room. Double glazed window to the front elevations. Double glazed patio doors opening to ...

Conservatory:

Double glazed door to the garden. Tiled flooring.

Kitchen/Diner:

Maximum measurements. Double aspect. The kitchen has an excellent range of work surfaces with cupboards and drawers under. Range of AEG appliances including microwave oven. Built in dishwasher. Double oven and grill, 4-ring gas hob with extractor fan over. Inset one and a half bowl sink unit with cupboards beneath. Range of wall cupboards. Cupboard concealing Worcester gas fired boiler serving central heating and domestic hot water. Built in fridge. Tiled flooring. Inset ceiling lighting. Door to ...

Utility Room

Work surfaces with cupboards under. Range of wall cupboards. Inset single drainer sink unit with cupboard beneath. Plumbing for washing machine. Double glazed door to garden.

Cloaks/Shower Room

Accessed from the reception hall. Pedestal wash hand basin. Low-level WC. Shower cubicle with Triton shower unit. Heated towel rail. Double glazed window to the side elevation.

ON THE FIRST FLOOR

Landing

Access to insulated roof space. Airing cupboard housing hot water tank.

Bedroom 1

Double glazed window to the front elevation. Door to ...

En-suite Shower Room

Wash hand basin in vanity unit with drawers under. Low-level WC. Shower cubicle with Mira shower unit. Tiled walls. Double aspect.

Bedroom 2:

Double glazed window to the front elevation with lovely woodland aspect.

Occasional Bedroom 3: 10'10 x 9'10 (3.30m x 3.00m)

Doors to bedrooms 4 and 5.

Bedroom 4:

Double aspect.

Bedroom 5:

Double glazed door to balcony with glass panel.

Bedroom 6

Double glazed window to rear.

Bathroom

Panelled bath with mixer tap and shower attachment. Fitted shower screen. Wash hand basin in vanity unit with cupboards under. Low-level WC. Heated towel rail. Tiled walls. Double glazed window to the rear elevation.

ADJOINING ANNEXE

Double glazed entrance door opening to ...

Entrance Hall

Access to loft space.

Living Room with Kitchen:

The kitchen area has a range of work surfaces with cupboards and drawers under. Range of wall cupboards. Lamona oven, 4-ring gas hob with extractor fan over. Inset one and a half bowl sink unit.

Bedroom:

Double glazed window to the front elevation.

Bathroom

Panelled bath. Pedestal wash hand basin. Low-level WC. Tiled walls. Heated towel rail. Extractor fan. Double glazed window to the front elevation.

EXTERNALLY:

The property is approached by a private tarmacadam driveway, shared by the property and the adjoining house. A private driveway continues on to provide parking and turning and giving access to DETACHED DOUBLE GARAGE.

The gardens are a lovely feature of the property enjoying very considerable privacy, being well screened with established shrubs, hedgerows and mature trees. The front garden is laid to lawn with flower and shrubs borders, a variety of trees. The gardens continue to the side and on to the back where there are further lawns and well stocked flower borders. Attractive fish pool. Paved terrace BBQ. 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

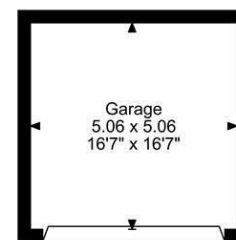
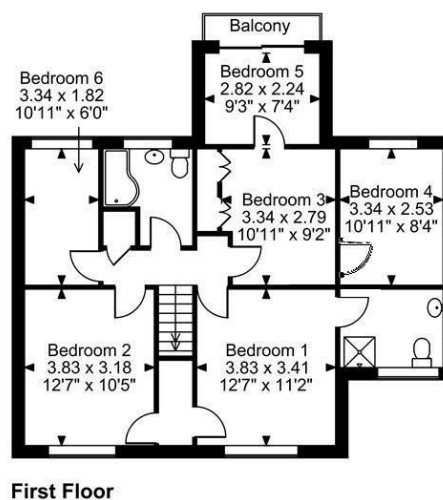
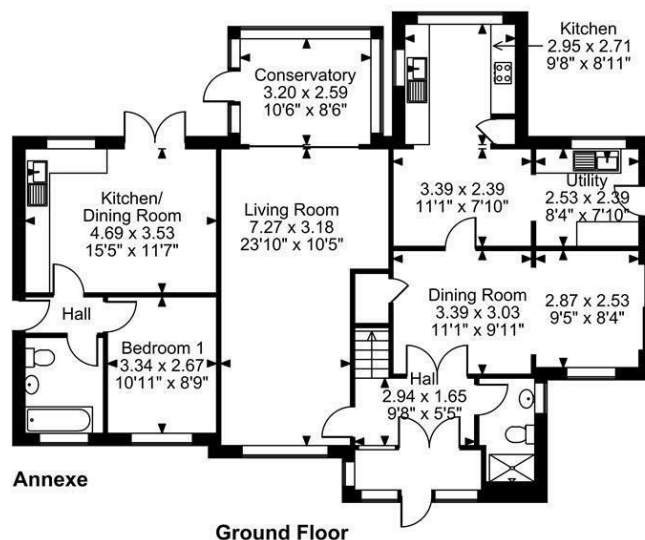
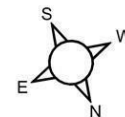
DIRECTIONS

Leave Maidstone on the A20 London Road proceed towards Allington. At the traffic lights turn left into Poplar Grove and continue on where the access driveway 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		81
(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	

Poplar Grove, Maidstone, Kent
Approximate Gross Internal Area
Main House = 1792 Sq Ft/167 Sq M
Garage = 276 Sq Ft/26 Sq M
Annexe = 352 Sq Ft/33 Sq M
Balcony external area = 19 Sq Ft/2 Sq M
Total = 2420 Sq Ft/226 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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