



**Caernarvon Drive, Maidstone, Kent, ME15 6FJ**  
**Offers In The Region Of £370,000**





The property is situated in a very popular residential area on the southern outskirts of Maidstone. The county town provides a wide range of shopping, educational and social facilities, together with two mainline stations.

The property comprises a quite beautifully presented two bedroom link detached bungalow, which has been finished to the highest specification. The bungalow benefits from newly installed double glazing. The windows all have fitted shutters. The gardens are delightfully presented with the rear garden providing total privacy. Internal inspection of this quality bungalow is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

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



Entrance door to ...

### Entrance Porch

Double glazed windows to front and side elevations.  
Fitted blinds.

### Reception Hall

Amtico flooring. Half panelled walls. cupboard with shelving. Access to insulated roof space with a retractable ladder. Part boarded. Electric light.

### Kitchen

Range of work surfaces with cupboards and drawers under. Built in fridge/freezer. Bosch dishwasher. Lamona washing machine. Inset sink unit. Bosch double oven and grill. Wall cupboard. Amtico flooring. Inset ceiling lighting. Communicating with ...

### Living Room

Matching Amtico flooring. Double glazed patio doors opening to the garden with fitted shutters. Air conditioning unit.

### Bedroom 1:

Double glazed window to the rear elevation with fitted shutters. Built in wardrobe cupboard.

### Bedroom 2:

Double glazed window to the rear elevation with fitted shutters. Range of wall cupboards and fitted drawers.

### Bathroom

Free standing roll top bath with clawed feet, free standing tap with and held shower. Further thermostatically controlled shower. Low-level WC. Wash hand basin in vanity unit with cupboards under. Tiled walls. Tiled flooring. Inset ceiling lighting. Double glazed window to the front elevation.

### EXTERNALLY:

A brick paviour driveway provides parking and in turn gives access to ATTACHED GARAGE 16'5 x 8'1 with up and over electric door. Door to the rear. Wall mounted combination boiler providing central heating and domestic hot water. The front garden is laid to lawn with feature ornamental well. A side gate leads to a delightfully private rear garden which has been beautifully maintained. Immediately behind the house is a paved terrace leading on to an area of lawn. Well stocked rockery filled with a variety of ornamental trees and shrubs.

### VIEWING


Viewing strictly by arrangements with the Agent's Head Office:  
52-54 King Street, Maidstone, Kent ME14 1DB  
Tel. 01622 756703

### DIRECTIONS

Leave Maidstone on the Loose. At the traffic lights turn right into Armstrong Road. At the roundabout bear left

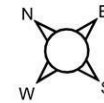
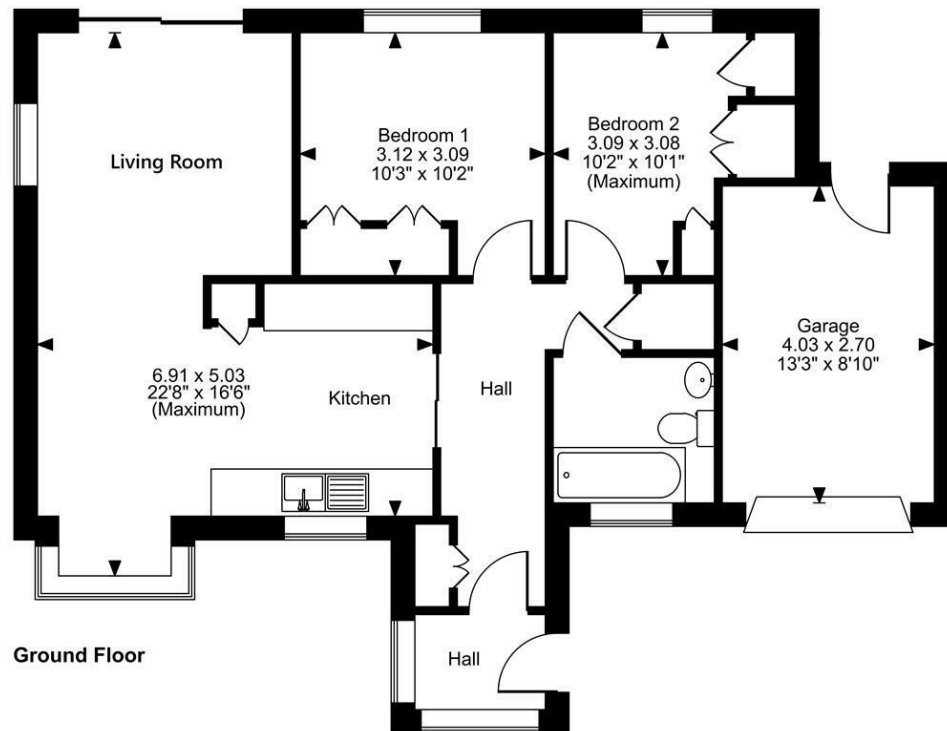
before turning right Forest Hill and continue on before turning left into Caernarvon Drive.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>65</b>	
(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 2002/91/EC 	



Caernarvon Drive, Maidstone, Kent  
Approximate Gross Internal Area  
Main House = 642 Sq Ft/60 Sq M  
Garage = 117 Sq Ft/11 Sq M  
Total = 759 Sq Ft/71 Sq M



Ground Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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