



**Buckland Road, Maidstone, Kent, ME16 0SH**  
**Offers In The Region Of £825,000**





The property is situated in a very popular residential area close to Maidstone town centre. The county town provides a wide range of shopping, educational and social facilities as well as two mainline stations.

The house itself provides a beautifully presented and extended five bedroom family house which has been finished to a very high specification. The property benefits from double glazing, the character being enhanced with leaded light glass to the front. The elevations are brick, rendered and tile hung under a tiled roof and provides very spacious family accommodation. The house stands in a very generous plot, with the garden to the rear extending to approximately 100'. Internal inspection of this lovely home is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.



#### GROUND FLOOR:

Entrance door flanked by leaded light stained glass windows opening to ...

#### Reception Hall: 17'9 x 7'6 (5.41m x 2.29m)

Staircase to first floor. Understairs cupboard. Original hardwood flooring.

#### Cloaks/Utility Room: 8'10 x 4'11 (2.69m x 1.50m)

Amtico flooring. Low-level WC. Wash hand basin in vanity unit with cupboards under. Quartz work surface with cupboards beneath. Plumbing for washing machine. High level wall cupboards. Spot lights. Tiled flooring. Part tiled walls.

#### Sitting Room: 17'9 x 12'3 (5.41m x 3.73m)

Delightful principal room with leaded light bay window with fitted shutters. Feature central fireplace with electric fire, enclosed with glass providing an air conditioning unit. Original hardwood flooring. Picture rail.

#### Dining Room: 14'5 x 12' (4.39m x 3.66m)

Original hardwood flooring. Central fireplace with fitted wood burning stove. Picture rail. Glazed double doors opening to the breakfast room.

#### Kitchen/Dining/Breakfast room: 29'2 x 23'4 (8.89m x 7.11m)

Maximum 'L' shaped measurements. A magnificent room. The KITCHEN AREA has of quartz work surfaces with cupboards and drawers under. Island unit with matching work surface with induction hob. Built in wine fridge. Bosch double oven and warming drawer. This unit incorporates a breakfast bar. Range of wall cupboards. Bosch double fridge/freezer. Built in dishwasher. Wine rack. Pantry. Amtico flooring. Inset ceiling lights. Further spot lights. Skylight. Double glazed door to side access. Double glazed double doors opening to the rear garden.

#### FIRST FLOOR:

##### Landing

Staircase to second floor.

#### Bedroom 1: 17'9 x 11'11 (5.41m x 3.63m)

Double glazed bay window to the front elevation with leaded light glass and fitted shutters. Picture rail. Door to ...

#### En-suite Shower Room

Shower cubicle with thermostatically controlled shower. Low-level WC. Pedestal wash hand basin. Chrome heated towel rail. Extractor fan. Part tiled walls.

#### Bedroom 2: 14' x 12' (4.27m x 3.66m)

Double glazed window to the rear elevation with fitted shutters. Airing cupboard housing hot water tank. Built in wardrobe cupboards and built in bedside drawers. Door to ...

#### En-suite Shower Room

Wash hand basin in vanity unit with cupboards under. Low-level WC. Shower cubicle with thermostatically controlled shower. Heated towel rail. Extractor fan. Part tiled walls. Double glazed window to the rear elevation.

#### Bedroom 3: 16'10 x 8'6 (5.13m x 2.59m)

Double glazed leaded light window to the front elevation with fitted shutters.

#### En-suite Shower Room

Shower cubicle with thermostatically controlled shower. Low-level WC. Wash hand basin in vanity unit with drawers under. Extractor fan. Chrome heated towel rail.

#### Bedroom 5: 9'2 x 8'10 (2.79m x 2.69m)

Double glazed window to the rear elevation with fitted shutters.

#### Family Bathroom

Luxury white suite. Panelled bath with mixer tap. Wash hand basin in vanity unit with drawers under. Low-level WC. Heated towel rail. Extractor fan. Half tiled walls.

#### SECOND FLOOR:

##### Landing

#### Bedroom 4: 22'9 x 12'3 (6.93m x 3.73m)

Maximum measurements. Double aspect room. Built in cupboard. Inset ceiling lighting.

#### EXTERNALLY:

The frontage to the property is finished with brick and ragstone walling opening to an extensive tarmac driveway which provides parking and turning and in turn gives access to INTEGRAL GARAGE 15'7 x 9' (4.76m x 2.75m) with folding doors. Power and light. Electric car charging point.

The front garden is screened with a number of mature shrubs. Side access to a good size rear garden extending in depth to approximately 100'. Immediately behind the house is a paved seating terrace. Extensive area of lawn interspersed 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

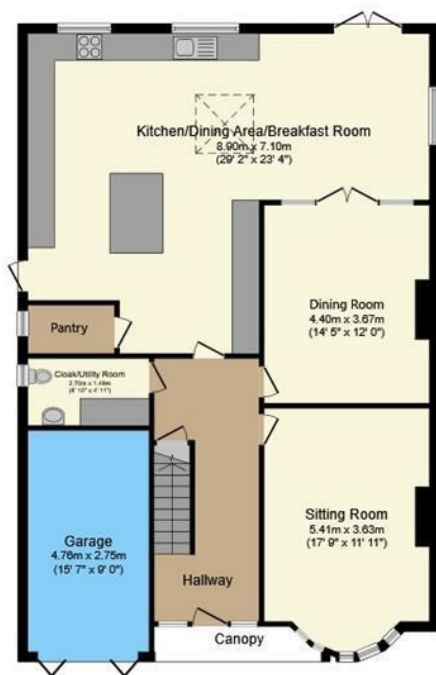
Email – Maidstone@page-wells.co.uk

#### Energy Efficiency Rating

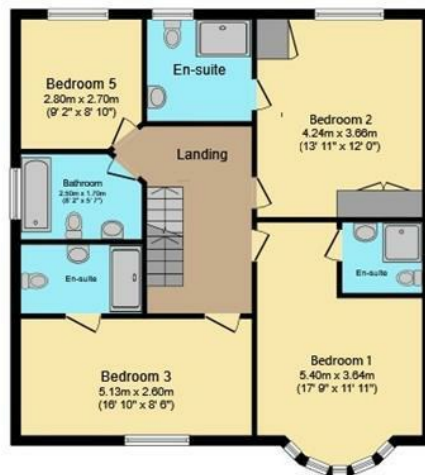
|   | Current  | Potential |
|---|--|-----------|
| Very energy efficient - lower running costs |  |           |
| (92 plus) <b>A</b>                          |  |           |
| (81-91) <b>B</b>                            |  |           |
| (69-80) <b>C</b>                            | <b>70</b>  | <b>80</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<br>2002/91/EC  |           |

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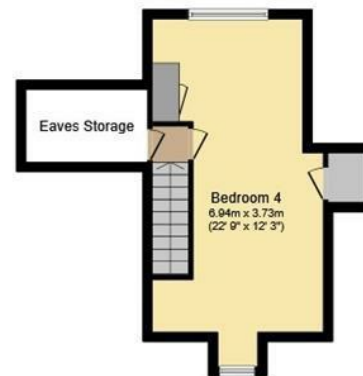




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 229.0 sq.m. (2,465 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by [www.focalagent.com](http://www.focalagent.com)

