



St. Michaels Road, Maidstone, Kent, ME16 8BS

Guide Price £695,000



*** GUIDE PRICE £695,000 - £725,000 ***

This beautifully proportioned detached family house is situated in a most popular residential area close to the town centre. The county town provides a wonderful range of shopping, educational and social facilities together with two mainline stations. The property comprises a five bedroom family home and benefits from extensive double glazing, gas fired central heating and solar panels providing assistance for domestic hot water. There are lovely well established gardens to the rear of the property and internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

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



GROUND FLOOR:

Arched Entrance Porch

Entrance door with leaded light stained glass inset. Opening to ...

Spacious Reception Hall: 16'10 x 15'9 (5.13m x 4.80m)

This generous area is at present used as a music room. Oak flooring. Staircase to first floor. Double aspect with double glazed windows to the front elevation. Door to ...

Cloakroom

Low-level w.c. Wash hand basin. Tiled flooring. Extractor fan.

Sitting Room: 18'2 x 13' (5.54m x 3.96m)

A well proportioned principal room with a lovely high ceiling. Coving. Picture rail. Functioning ornamental fireplace (wood or coal burning) with tiled slips and hearth.

Dining Room: 15' x 13' (4.57m x 3.96m)

Another well proportioned room with high coved ceiling. Functioning fireplace. Picture rail. Two wall light points. Double glazed door opening to the gardens.

Inner Hall

Door to ...

Kitchen/Breakfast Room: 15'10 x 11'8 (4.83m x 3.56m)

Range of work surfaces with cupboards drawers and space beneath. Inset one and a half bowl sink unit with mixer tap. Further cupboards under. Range of wall cupboards. Double wall unit with leaded light glass display. AEG 4-ring gas hob with extractor fan over. Neff double oven and grill. Plumbing for washing machine. Double glazed window to the rear elevation.

Utility Room: 11'9 x 10' (3.58m x 3.05m)

Work surface with space under. Inset single drainer sink unit with further cupboards beneath. Built-in cupboard. Tiled flooring. Fitted shelving. Glazed door to side access. Access to ...

LOWER GROUND FLOOR:

Cellar: 17'3 x 15' (5.26m x 4.57m)

Gas and electric meters.

FIRST FLOOR:

Landing

Another generous space with steps leading to Study Area. Window to the side elevation.

Bedroom 1: 14' x 12'10 (4.27m x 3.91m)

Double glazed bay window to the front elevation. Range of built-in cupboards. Door to ...

En-Suite Bathroom

Low-level WC. Shower cubicle with thermostatically controlled shower. Wash hand basin in vanity unit with cupboards under. Chrome heated towel rail. Part tiled walls. Double glazed window to the front elevation. Access to insulated loft space.

Bedroom 2: 16' x 12' (4.88m x 3.66m)

Double glazed window to the rear elevation. Small non functioning fireplace. Built-in cupboard concealing Ideal gas fired boiler serving central heating and domestic hot water. Further access to loft space.

Bedroom 3: 13' x 11' (3.96m x 3.35m)

Double glazed window to the rear elevation. Small non functioning fireplace.

Bedroom 4: 12' x 10' (3.66m x 3.05m)

Double glazed window to the side elevation. Small non functioning fireplace.

Bedroom 5: 13' x 7'9 (3.96m x 2.36m)

Double glazed window to the side elevation. Fixed wide cupboard.

Spacious Family Bathroom: 11'4 x 10'2 (3.45m x 3.10m)

White suite. Low-level WC. Wash hand basin in vanity unit with cupboard under. Corner panelled bath with fitted Triton shower unit. Bidet. Chrome radiator/towel rail. Inset ceiling lighting. Tiled walls. Tiled flooring. Small non functioning fireplace. Double glazed window to the front elevation.

EXTERNALLY:

The property is screened by mature brick walling to the front boundary with a wrought iron gate. Extensive parking to the front of the house finished in brick paviour. Well stocked flower beds surround the forecourt. Side access leads to a very good size rear garden which extends in depth to in excess of 100' (30.48m). Extensive ragstone walling. Immediately behind the house is a paved terrace. An area of lawn with herbaceous borders. A variety of ornamental trees and shrubs. Fruit trees. Garden shed.

VIEWING

Viewing strictly by arrangements with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB
Tel. 01622 756703
Fax. 01622 671351

DIRECTIONS

Leave Maidstone on the A26 Tonbridge Road. Proceed for a short distance before turning left into St Michaels Road. Continue down and the property 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		
(69-80) C		
(55-68) D	66	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

