



**Douglas Road, Maidstone, Kent, ME16 8ES**

**Guide Price £400,000 - £425,000**





**\*\* GUIDE PRICE: £400,000 - £425,000 \*\* A BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI-DETACHED FAMILY HOME LOCATED WITHIN WALKING DISTANCE OF MAIDSTONE TOWN CENTRE, MAIDSTONE WEST RAILWAY STATION AND REPUTABLE SCHOOLS.**

Page & Wells are delighted to bring to the market this fabulous family size home which retains much of its original character. The ground floor features a spacious bay fronted living room, a separate family room, conservatory and superb open plan kitchen/dining room. There is a useful basement room to the lower ground floor. The first floor offers four bedrooms, the principal bedroom benefits from an en-suite shower room. There is also a family bathroom on this level. The property enjoys a modern contemporary feel throughout, however, features characteristics retained from the era of build, such as, deep skirting boards, fireplaces, exposed floorboards and high ceilings. Internal viewing is highly recommended. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: E  
Council tax band: C  
Tenure: freehold



## LOCATION

Situated in a popular residential location within walking distance of St Michaels Primary School, Maidstone West railway station and the town centre itself. There are boys and girls grammar schools close by.

## KEY FEATURES

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> Four bedrooms

> En-Suite to Principal Bedroom

> Modern bathroom

> Two reception rooms

> Open plan kitchen/dining room

> Conservatory

> Useful basement room

> Original features

> Low maintenance rear garden

## ROOMS

### Entrance Hall

**Living Room:** 14'7 x 12' (4.45m x 3.66m)

**Family Room:** 12'3 x 11' (3.73m x 3.35m)

**Open Plan Kitchen/Dining Room:**

**Kitchen Area:** 9'11 x 7'10 (3.02m x 2.39m)

**Dining Area:** 13'11 x 10'10 (4.24m x 3.30m)

**Conservatory:** 14'4 x 5'3 (4.37m x 1.60m)

### LOWER GROUND FLOOR:

**Basement Room:** 15'11 x 11'9 (4.85m x 3.58m)

### FIRST FLOOR:

**Bedroom 1:** 14'7 x 10'11 (4.45m x 3.33m)

**En-Suite Shower Room**

**Bedroom 2:** 12'3 x 11' (3.73m x 3.35m)

**Bedroom 3:** 10'10 x 10'4 (3.30m x 3.15m)

**Bedroom 4:** 7'7 x 7'4 (2.31m x 2.24m)

**Bathroom**


### EXTERNALLY:

There is a low maintenance garden to the rear.

## VIEWING

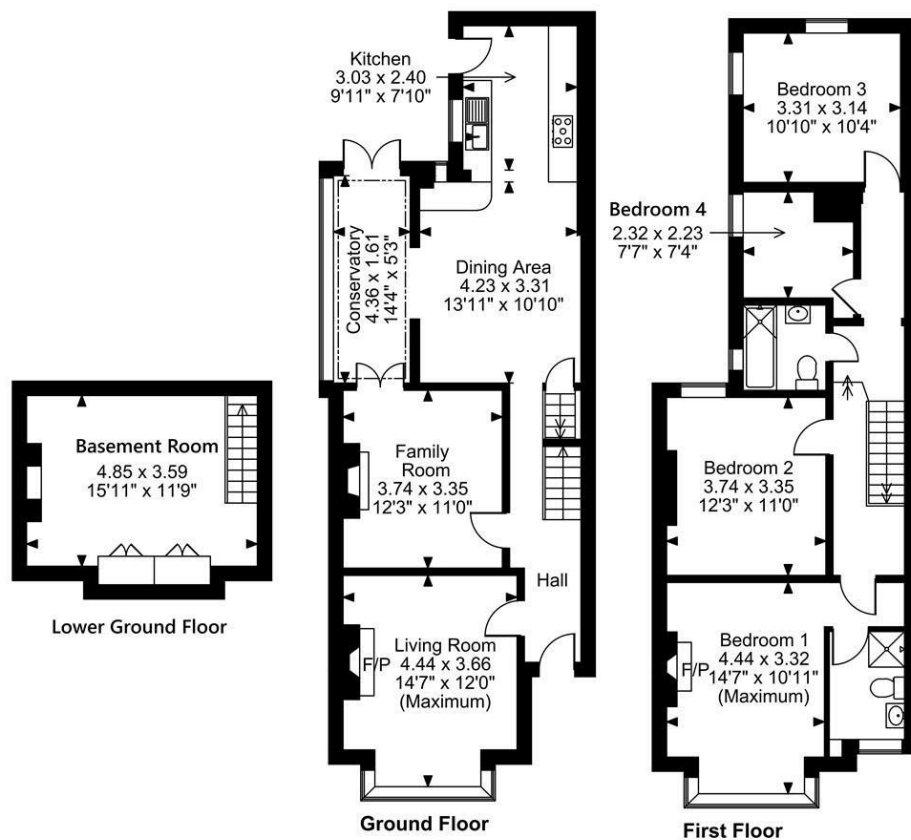
Viewing strictly by arrangements with the Agent's Head Office:  
52-54 King Street, Maidstone, Kent ME14 1DB  
Tel - 01622 756703  
Email – Maidstone@page-wells.co.uk

## 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>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</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 	



**Douglas Road, Maidstone, Kent**  
**Approximate Gross Internal Area**  
**1608 Sq Ft/149 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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