



Queens Road, Maidstone, , ME16 0LD
Offers In The Region Of £525,000



The property is situated in one of Maidstone's most sought after residential areas. Queens Road lies on the western outskirts of the town centre and has excellent amenities close by, including an out of town shopping centre at Allington with a Waitrose supermarket. There is easy access to the M20 motorway providing fast travel to London and the Kent Coastline. The county town has two mainline stations.

The property comprises an older style detached family house enjoying brick, rendered and stone clad elevations under a tiled roof, with the property benefiting from gas fired central heating and double glazing. There are pleasant gardens to the rear and an internal inspection is thoroughly recommended by the sole selling agents. Tenure: Freehold. EPC Rating: E. Council Tax Band: E.



ACCOMMODATION

Ground Floor:

Double glazed entrance door to ...

Entrance Hall

Staircase to first floor.

Sitting Room

A beautifully proportioned principal room enjoying double aspect with windows to both side and rear elevations. Open fireplace with tiled hearth. Range of book shelves.

Dining Room

Double glazed window to front elevation. Attractive central fireplace. Recessed cupboard.

Office/Bedroom Four

Double glazed window to side elevation. Built-in corner cupboard.

Kitchen

A double aspect room. The kitchen has an excellent range of work surfaces with cupboards, drawers and space under. Inset one and a half bowl sink unit with mixer tap. Range of wall cupboards. Plumbing for dishwasher and washing machine. Leisure double oven and grill. 5-ring hob and warming plate. Double glazed window to rear elevation. Double glazed door to garden.

Shower Room

Shower cubicle with thermostatically controlled shower. Wash hand basin. Low level WC. Tiled walls. Tiled

flooring. Chrome heated towel rail. Extractor fan. Double glazed window to front elevation.

First Floor:

Landing

Access to insulated roof space via loft ladder. The loft is part boarded and has electric light.

Bedroom One

Double glazed window. Built-in wardrobe cupboards.

Bedroom Two

Double glazed window. Built-in wardrobe cupboard.

Bedroom Three

Double glazed window. Built-in wardrobe cupboards.

Shower Room

Shower cubicle with thermostatically controlled shower. Pedestal wash hand basin. Low level WC. Chrome heated towel rail. Extractor fan. Tiled walls. Double glazed window. Cupboard concealing Glow-worm gas fired boiler serving central heating and domestic hot water.

EXTERNALLY

The property has a tarmac driveway providing parking and in turn giving access to ATTACHED GARAGE. The garage is of good size with electronic up and over door. Power and light. Shelving. The FRONT GARDEN is laid to lawn with well-stocked flower borders. Ragstone walling to the front boundary. The REAR

GARDEN is a good size. Immediately behind the house is a paved terrace and paved pathways. The garden is laid to lawn with well-stocked flower beds. A further paved seating area. Covered area which gives covered access to the garage.

VIEWING

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

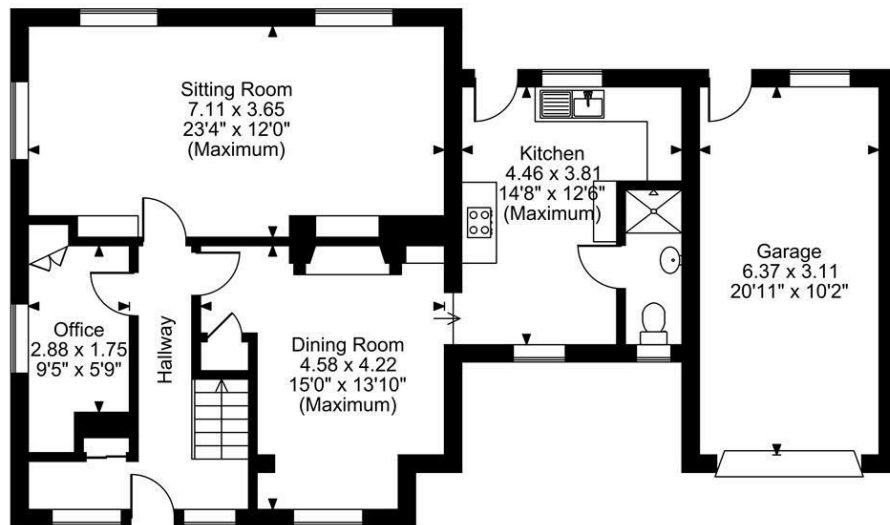
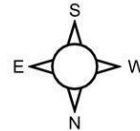
DIRECTIONS

Leave Maidstone on the A20 London Road. Proceed towards Allington. At the traffic lights, turn left into Queens Road. Continue on and the property will be found on the left hand side.

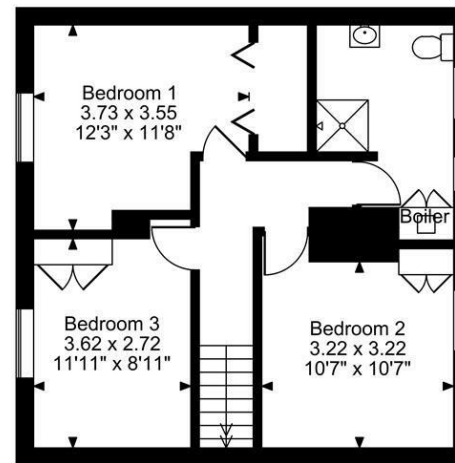
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Queens Road, Maidstone
Approximate Gross Internal Area
Main House = 1397 Sq Ft/130 Sq M
Garage = 213 Sq Ft/20 Sq M
Total = 1610 Sq Ft/150 Sq M



Ground Floor



First 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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