



Courtlands, Teston, Near Maidstone, Kent, ME18 5AS
Offers In The Region Of £595,000



The property is situated in a lovely setting in a quiet cul-de-sac in the heart of the village of Teston. This most popular village lies approximately 5-miles to the south-west of Maidstone and has excellent local amenities. The county town itself provides a wide range of shopping, educational and social facilities.

The property comprises a deceptively spacious detached 3 / 4 bedroom family house which benefits from gas fired central heating and double glazing. The property has been maintained to a very high standard and benefits from a double garage together with pleasantly private established gardens. An internal inspection of this family home is thoroughly recommended by the sole selling agents. Tenure: Freehold. EPC Rating: C. Council Tax Band: F.



ACCOMMODATION

Ground Floor:

Double glazed entrance door to ...

Entrance Hall

Built-in cloaks cupboard. Double glazed door to side courtyard.

Cloakroom

Wash hand basin in vanity unit with cupboards under. Low level WC. Chrome heated towel rail. Half tiled walls.

Sitting Room

Glazed panelled door concealing staircase to first floor. A beautifully proportioned principal room with feature central fireplace with side display shelving and built-in cupboards. Double glazed double doors opening to the courtyard. Laminate flooring. Under stairs cupboard. The sitting room communicates with ...

Spacious Dining Room

Double glazed door to ...

Conservatory

Electric wall heater. Range of built-in cupboards. Two wall lights. Double glazed double doors opening to the garden. Double glazed door to ...

Kitchen

Excellent range of work surfaces with cupboards, drawers and space under. Inset one and a half bowl sink unit with cupboards beneath. Blomberg double oven and grill. 4-ring gas hob with extractor fan over. Range of wall cupboards. Wine rack. Dishwasher and tumble dryer. Tiled flooring. Plumbing for washing machine. Double glazed window and door to conservatory.

Study/Bedroom Four

Double aspect. Laminate flooring.

First Floor:

Landing

Access to insulated loft space. Airing cupboard concealing Worcester gas fired boiler serving central heating and domestic hot water.

Principal Bedroom

Double glazed window. Range of built-in wardrobe cupboards together with high-level storage cupboards. Dressing table and nest of drawers. Display alcoves. Door to ...

• En-suite Bathroom

Panelled bath with mixer tap and shower attachment. Fitted shower screen. Low level WC. Wash hand basin in vanity unit with drawers under. Tiled walls. Shaver point. Double glazed window.

Bedroom Two

Double glazed window. Range of mirror fronted wardrobe cupboards.

Bedroom Three

Double glazed window. Built-in double wardrobe cupboard.

Family Bathroom

Panelled bath with mixer tap and shower attachment. Shower screen. Pedestal wash hand basin. Low level WC. Chrome heated towel rail. Tiled walls. Inset ceiling lighting. Extractor fan. Shaver point.

EXTERNALLY

A tarmac driveway provides parking and in turn gives access to ...

Detached Double Garage

Two separate up and over doors to front. Power and light. Over head storage area.

Gardens

The gardens are a delightful feature to the property. To the side of the property is a private courtyard and lovely seating area. The rear garden itself is a good size with well-stocked flower borders. Extensive paved terrace area. A former vegetable garden. Pond. Shed.

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 A26 Tonbridge Road. Proceed to Teston. Turn right into The Street. Continue on into Malling Road and Courtlands will be found on the right hand side.

Energy Efficiency Rating

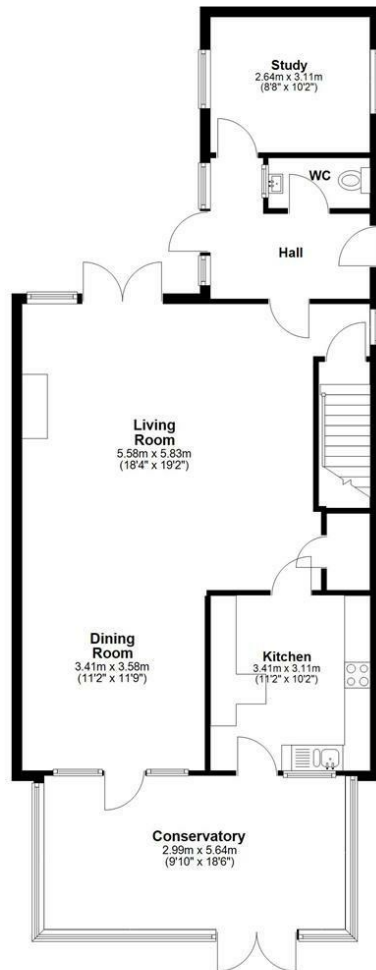
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

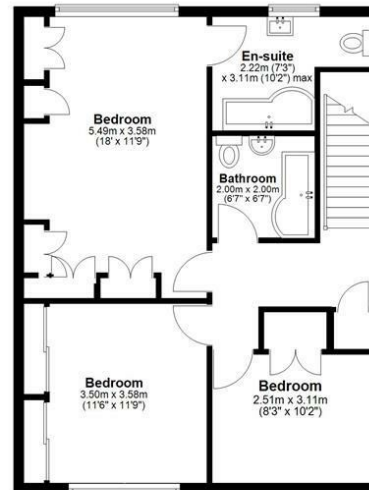
EU Directive
2002/91/EC



Ground Floor



First Floor



Total area: approx. 158.9 sq. metres (1710.2 sq. feet)

