



**Greenwich Close, Maidstone, Kent, ME16 0JA**  
**Offers In Excess Of £600,000**





The property is situated in an exclusive quiet cul-de-sac setting in a very popular residential area off Queens Road. The immediate area has excellent local amenities. There is an out of town shopping centre close by with a Waitrose Supermarket. The county town itself provides a wide range of shopping, educational and social facilities. The property comprises a 4 / 5 bedroom detached family house offering flexible living accommodation. The house has attractive brick elevations under a tiled roof and benefits from gas fired central heating and double glazing. There are delightful gardens to the property being a very good size and offering considerable privacy. An internal inspection of this lovely family home is recommended by the sole selling agents. NO FORWARD CHAIN. Tenure: Freehold. EPC Rating: C. Council Tax Band: F.



## ACCOMMODATION

### Ground Floor:

Double glazed entrance door to ...

### Entrance Hall

Glazed panelled double doors opening to Sitting Room.

### Cloakroom

Low level WC. Wash hand basin. Tiled flooring. Double glazed window to side elevation.

### Sitting Room

Open tread staircase to first floor with wrought iron balustrading. Double glazed window to front elevation. Door through to ...

### Impressive Living Room

Double aspect with double glazed patio doors opening to rear garden. Double glazed windows to side elevation. Double doors opening to ...

### Dining Room

Double glazed window to rear elevation. Door to rear lobby.

### Kitchen/Breakfast Room

Beautifully fitted kitchen with extensive range of work surfaces with cupboards and drawers beneath. A range of AEG appliances including a 5-ring gas hob with extractor fan over. Double oven and grill. Integrated dishwasher. Bosch washing machine and tumble dryer. Inset one and a half bowl stainless steel sink unit with cupboards under. Breakfast bar. Cupboard concealing Baxi gas fired boiler serving central heating and domestic hot water.

### Rear Lobby

Double glazed door to side access. Tiled flooring. Door to ...

### Shower Room

Shower cubicle with thermostatically controlled shower. Wash hand basin. Tiled walls. Mirror with light.

### Study/Bedroom Five

Double glazed window to rear elevation.

### First Floor:

### Landing

Airing cupboard housing hot water tank. Access to insulated roof space.

### Bedroom One

Double glazed window to rear elevation. Range of built-in wardrobe cupboards.

### Bedroom Two

Double glazed window to front elevation. Range of built-in wardrobe cupboards.

### Bedroom Three

Double glazed window to rear elevation. Built-in wardrobe cupboard.

### Bedroom Four

Double glazed window to front elevation.

### Family Bathroom

Panelled bath with mixer tap and thermostatically controlled shower and shower screen. Pedestal wash hand basin. Low level WC. Part tiled walls. Double glazed window to side elevation.

### EXTERNALLY

Open plan front garden laid to lawn with laurel hedging and magnificent Magnolia tree. Pea shingle to driveway provides extensive parking and leads to DETACHED DOUBLE GARAGE with up and over door to front and personal door. A wrought iron gate leads to the side of the garage to a wonderful rear garden which is of good size, predominantly banked with a number of specimen trees. Immediately behind the house is a paved terrace

leading on to an area of lawn. These gardens provide privacy to the house.


### VIEWING

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

### DIRECTIONS

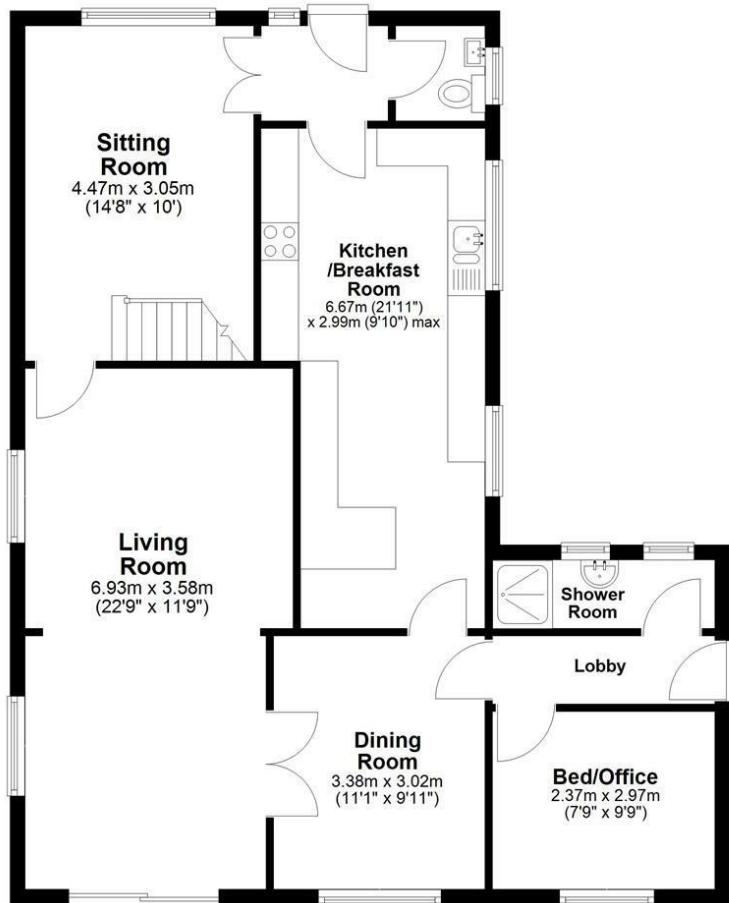
Leave Maidstone on the A20 London Road. Proceed to traffic lights at Queens Road and turn left. Continue on before turning left into Greenwich Close. Bear right into the cul-de-sac where the property will be found at the end.

## Energy Efficiency Rating

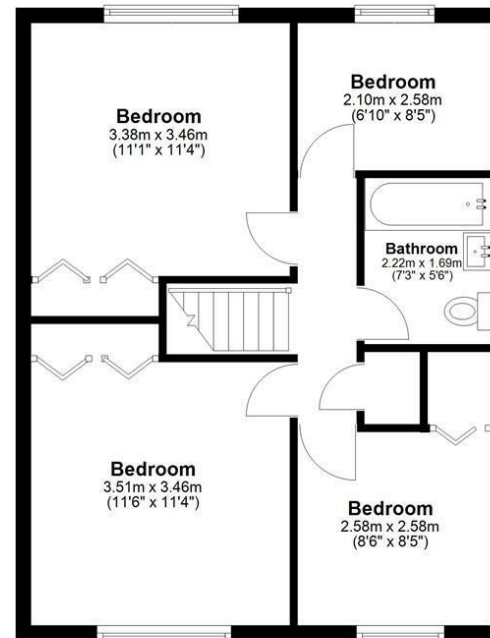
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Ground Floor



## First Floor



Total area: approx. 133.6 sq. metres (1437.7 sq. feet)

