



Tonbridge Road, Maidstone, , ME16 8RT

Guide Price £950,000 - £1,000,000

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The property is situated in a prominent position on the A26 Tonbridge Road close to Maidstone town centre. The county town itself provides a wide range of shopping, educational and social facilities, and there are two mainline stations close by. There is easy access to the M20 motorway providing fast travel to London and the Kent coastline.

The property comprises a very substantial Freehold, being formally two residential properties now combined to provide versatile accommodation. The property, in recent times, has been used by the practice of Osteopathy both as office space and tuition, together with residential accommodation for students. The property also benefits from an adjoining one bedroom annexe.

There are some extremely spacious and beautiful rooms within the building, many with original marble fireplaces. The property at present has double glazing and electric heated radiators to most rooms. The accommodation does now require internal refurbishment. The house itself has attractive brick and tile hung elevations under a tiled roof and benefits from a good-sized garden to the rear with detached double garage and parking facilities. An internal inspection of this substantial property is thoroughly recommended by the sole selling agents. Tenure: Freehold. EPC Rating: TBC. Council Tax Band: TBC.



ACCOMMODATION

GROUND FLOOR:

Entrance Porch
Part glazed entrance door to ...

Entrance Hall
Staircase to first floor of No.30.

Sitting Room 16'5 x 14'8 (5.00m x 4.47m)

Inner Hall

Cloakroom

Three Studio Rooms 14' x 7' each (4.27m x 2.13m each)
These rooms have been formed out of one original reception room.

Study 14' x 11' (4.27m x 3.35m)

Reception Room 16'8 x 14'1 (5.08m x 4.29m)

Inner Hall 24' x 3'6 (7.32m x 1.07m)

Dining Room 13'3 x 11'10 (4.04m x 3.61m)

Kitchen 13'4 x 10'9 (4.06m x 3.28m)

Utility Room 11'1 x 8'9 (3.38m x 2.67m)

Entrance Porch

Entrance Hall
Staircase to first floor of No.28.

Second Cloakroom

Cellar 19'4 x 10'5 (5.89m x 3.18m)
Divided into three chambers.

Further cellar approached from No.28 16' x 10'5 (4.88m x 3.18m)

FIRST FLOOR (No.30):

Landing
Staircase to second floor.

Bedroom 16'6 x 16' (5.03m x 4.88m)

Bedroom 24' x 17'10 (7.32m x 5.44m)

Bedroom 15' x 11'5 (4.57m x 3.48m)

Two separate WC's

Kitchen 11' x 11' (3.35m x 3.35m)

SECOND FLOOR:

Landing

Bedroom 32' x 15'2 (9.75m x 4.62m)
Formally two rooms.

Kitchen 12'8 x 10' (3.86m x 3.05m)

FIRST FLOOR (No.28):

Landing
Staircase to second floor.

Bedroom 16'5 x 16'1 (5.00m x 4.90m)

Bedroom 14'10 x 12'3 (4.52m x 3.73m)

Cloakroom

Kitchen

Bathroom

SECOND FLOOR:

Landing

Bedroom 16'7 x 15'10 (5.05m x 4.83m)

Bedroom 14'11 x 12' (4.55m x 3.66m)

Bedroom 10'6 x 8'5 (3.20m x 2.57m)
With en-suite shower room.

ATTACHED ANNEXE
With entrance door to ...

Kitchen 10'9 x 8'4 (3.28m x 2.54m)

Bedroom/Sitting Room 13' x 11' (3.96m x 3.35m)
With shower room.


EXTERNALLY

The property enjoys extensive frontage to the Tonbridge Road with low brick walling. There are two entrances each with wrought iron gates on brick pillars and block paviour pathways leading to the house. The FRONT GARDEN is laid to lawn with established flower borders and mature Yew and Holly trees. The REAR GARDEN extends in depth to over 100'. Immediately behind the house is a paved terrace leading on to an area of lawn interspersed with a variety of ornamental trees and plants. A pathway leads down through the garden to a DETACHED GARAGE with parking facilities in front of the garage.

VIEWING

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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AWAITING
FLOOR PLAN

