



18 St. Lukes Avenue, Maidstone, Kent, ME14 5AN
Offers In Excess Of £650,000



A BEAUTIFULLY PRESENTED 4/5 BEDROOM FAMILY HOME WITH OFF ROAD PARKING SITUATED IN THE MOST SOUGHT AFTER ST LUKES AREA, WITHIN CLOSE PROXIMITY OF MAIDSTONE TOWN CENTRE. THERE ARE SEVERAL REPUTABLE SCHOOLS WITHIN WALKING DISTANCE, INCLUDING VALLEY PARK, INVICTA GIRLS GRAMMAR AND MAIDSTONE GRAMMAR SCHOOL.

Page & Wells are delighted to bring to the market this exceptional 4/5 bedroom family home which has been sympathetically modernised by its current owners, whilst retaining much of its original character. The accommodation is appointed over 4 levels. The ground floor features a spacious, bay fronted family room with working fireplace, open plan dining/sitting room with log burner, modern kitchen with Rayburn and butler sink. The first floor offers three double bedrooms, bathroom and separate WC. Whilst on the second floor there are two further bedrooms, one with a walk in wardrobe, or alternatively one could be utilised as a study/bedroom 5. In addition, there is a stunning second bathroom. Externally, a driveway provides off road parking facilities and a there is a large garden to the rear with summerhouse and rear access. Internal viewing is highly recommended. Contact: PAGE & WELLS King Street office 01622 756703.

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



LOCATION

Situated in the most sought after St Lukes area on the Northern outskirts of Maidstone town centre. There are several reputable schools within walking distance, including Valley Park, Invicta Girls Grammar and Maidstone Grammar School. The property is also conveniently located for access to the motorway via junction 7 of the M20 and Maidstone East railway stations, with fast travel to London.

PROPERTY INFORMATION

18 St Lukes Avenue comprises a substantial 4/5 bedroom semi-detached family home which has been much improved whilst retaining many period features.

KEY FEATURES

- 4/5 bedrooms
- Off road parking
- Large rear garden
- Three reception areas
- Modern kitchen
- Two basement rooms
- Period features

ROOMS

GROUND FLOOR:

Entrance Hall

Family Room:

Dining Room:

Sitting Room:

Kitchen:

LOWER GROUND FLOOR:

Basement:

Chamber 1:

Chamber 2:

FIRST FLOOR:

Bedroom 1:

Bedroom 2:

Bedroom 3:

Bathroom

Separate WC

SECOND FLOOR:

Bedroom 4:

Bedroom 5/Study:

Stunning Bathroom:


EXTERNALLY:

There are off road parking facilities to the front and a large garden to the rear, with summerhouse.

VIEWING

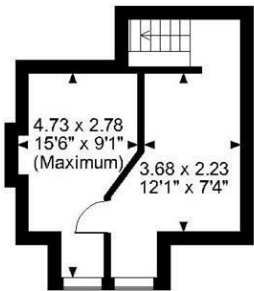
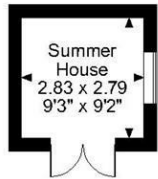
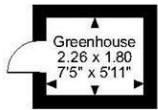
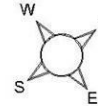
Viewing strictly by arrangements with the Agent's Head Office:
52-54 King Street, Maidstone, Kent ME14 1DB
Tel. 01622 756703

Energy Efficiency Rating

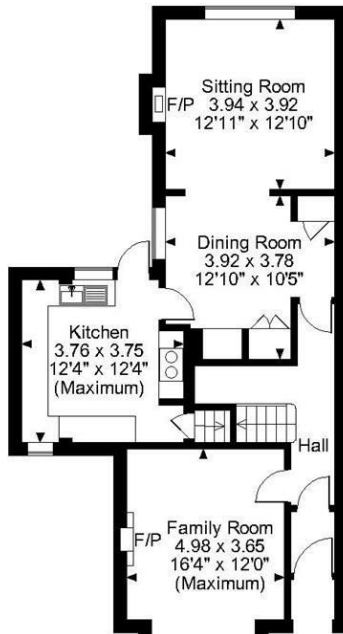
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

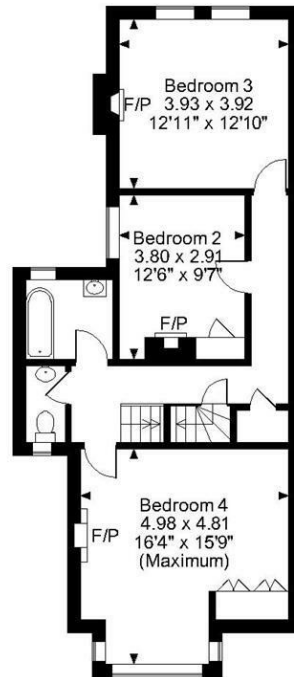
St. Lukes Avenue, Maidstone, Kent
Approximate Gross Internal Area
Main House = 2153 Sq Ft/200 Sq M
Outbuildings = 129 Sq Ft/12 Sq M
Total = 2282 Sq Ft/212 Sq M



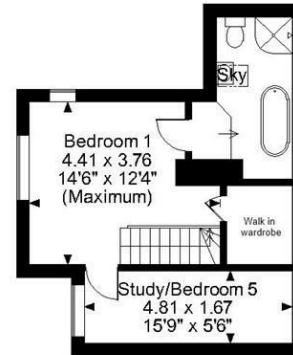
Cellar



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8606416/SS

