



282 Queens Road, Maidstone, ME16 0LD
Offers In The Region Of £350,000



The property is situated in a quiet private road which approaches St Simons Stock School just off Queens Road itself. This area has excellent local amenities. The county town is about one-mile distant providing a wide range of shopping, educational and social facilities.

The property comprises an older style three bedroom semi-detached family house which has been extended in more recent times. The property benefits from double glazing and gas fired central. There is a good size private garden and internal inspection is recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703

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



GROUND FLOOR:

Front entrance door.

Double glazed patio doors open to ...

Lounge: 11'0" x 12'9" (3.37m x 3.89m)

Two wall light points. Wide archway to ...

Living Room/Dining Room: 23'3" x 11'11" (7.11m x 3.65m)

Double aspect room with central staircase. Tiled open fireplace. Double glazed windows to both front and side elevations. Communicating with ...

Kitchen: 11'4 x 8' (3.45m x 2.44m)

Excellent range of work surfaces with cupboards, drawers and space beneath. Zanussi oven, 4-ring gas hob. Built in dishwasher. One and a half bowl sink stainless steel sink unit with cupboards beneath. Part tiled walls. Double glazed window to the side elevation. Double glazed door to garden.

Shower Room 6'10" x 8'7" (2.10m x 2.64m)

Thermostatically controlled shower. Wash hand basin in vanity unit with drawers beneath. Heated towel rail.

Separate WC

Low-level WC.

FIRST FLOOR:

Landing

Cupboard concealing Ideal gas fired boiler serving central heating and domestic hot water. Further shelved linen cupboard.

Bedroom 1: 12' x 10'8 (3.66m x 3.25m)

Double glazed window to the side elevation. Access to roof space.

Bedroom 2: 12' x 8'9 (3.66m x 2.67m)

Double glazed window to the front elevation.

Bedroom 3: 11'1" x 8'0" (3.38m x 2.46m)

Double glazed window to the side elevation.

Cloakroom

Low-level WC. Wash hand basin with cupboards beneath. Double glazed window to the side elevation.

EXTERNALLY:

A tarmac driveway leads off the private road to a tarmac parking area. The property has good size enclosed gardens enjoying considerable privacy with an area of lawn interspersed with a variety of ornamental trees and shrubs. Set in the garden is a greenhouse and two garden sheds.

AGENT'S NOTE


There is an annual licence fee of £200 currently payable to the Kent Catholic Schools Partnership for access over the private driveway.

VIEWING

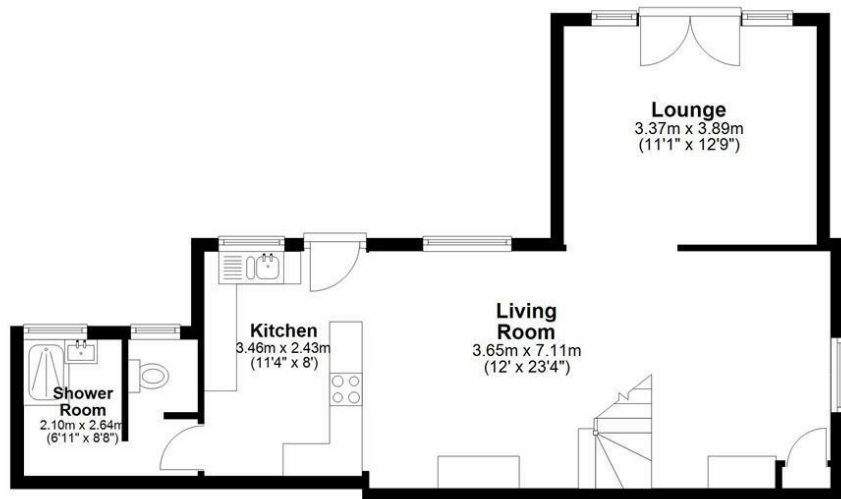
Viewing strictly by arrangements with the Agent's Head Office:
52-54 King Street, Maidstone, Kent ME14 1DB
Tel. 01622 756703

DIRECTIONS

Leave Maidstone on the A20 London Road. Proceed to the traffic lights with Queens Road and continue up for some distance, just prior to the zebra crossing the access to St Simons Stock School where the property will be found accessed from this road.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



Total area: approx. 93.5 sq. metres (1006.7 sq. feet)

