



Connells
FOR SALE

Connells

Lower Road
East Farleigh Maidstone



Property Description

This spacious four double bedroom detached family home is offered with no onward chain and viewings are strongly recommended to fully appreciate everything this incredible property has to offer! Ground floors boasts a large entrance hall leading to a large modern fitted kitchen, utility room, downstairs w/c and two large separate lounge and dining rooms. Upstairs boasts four double bedrooms, with the master benefiting from an ensuite shower room, a fitted family bathroom and separate w/c along with a large landing area. Externally you have a generous sized rear garden, mainly laid to lawn with patio area and off road parking to the front of the property for multiple vehicles and integral garage. Situated in the highly popular village of East Farleigh with great access to East Farleigh train station and local primary schools. Call today to arrange your viewing appointment!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Entrance Hall

Lounge

15' 7" Max x 13' 11" Max (4.75m Max x 4.24m Max)

Dining Room

16' 7" Max x 13' 10" Max (5.05m Max x 4.22m Max)

Kitchen

14' 8" Max x 9' 10" Max (4.47m Max x 3.00m Max)

Cloakroom

Utility Room

Landing

Bedroom One

15' 6" x 14' 3" (4.72m x 4.34m)

En Suite

Bedroom Two

15' 7" x 14' 3" (4.75m x 4.34m)

Bedroom Three

13' Max x 11' 2" Max (3.96m Max x 3.40m Max)

Bedroom Four

10' 5" Max x 9' 11" Max (3.17m Max x 3.02m Max)

Bathroom

Separate Wc

Front Garden

Rear Garden

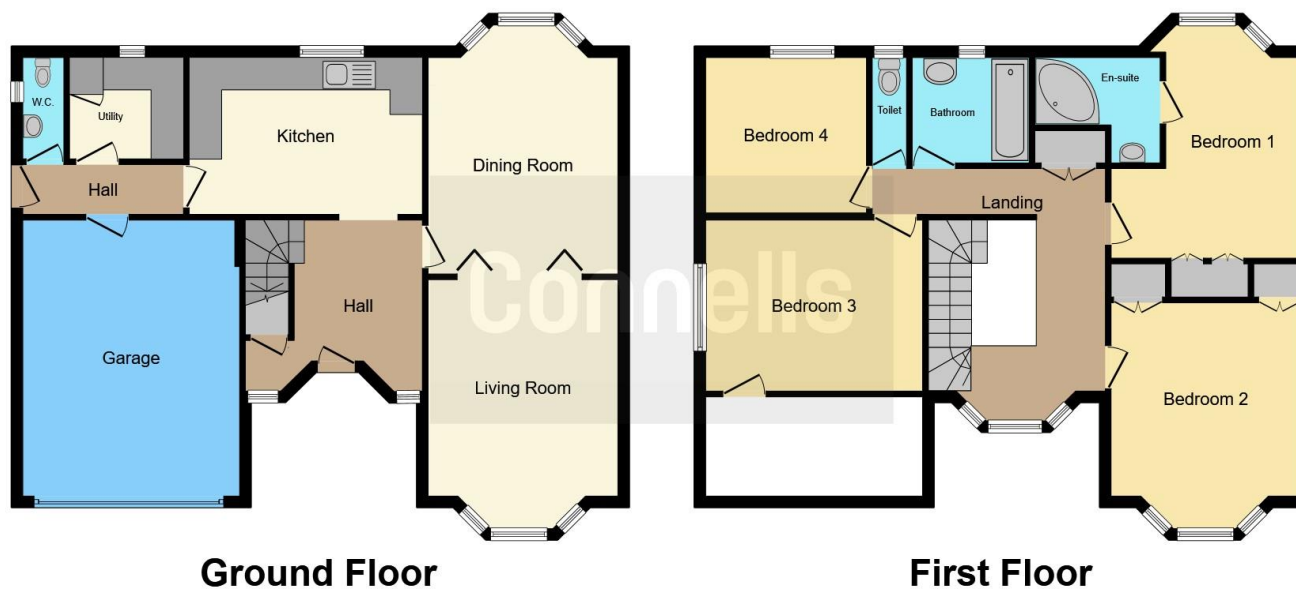
Parking

Double Garage









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01622 751034
E maidstone@connells.co.uk

30 King Street
 MAIDSTONE ME14 1BS

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/MAI407473



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MAI407473 - 0002