



50 Shaftesbury Drive, Maidstone, Kent, ME16 0JR

£375,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three Bedroom Semi Detached Chalet Bungalow * Well Presented Throughout * Off Road Parking to Front * Garage * An Early Viewing is Highly Recommended * EPC Rating D / Council Tax Band D - £2,357.88 P.A. ***

Waghorn and Company are proud to offer to the market this wonderful three bedroom, semi detached chalet bungalow located in the sought after Queens Road area of Maidstone. The property is ideally placed for access to the town centre, local schools and bus services. and has the added benefits of off road parking to the front, garage and good size rear garden. An early viewing is highly recommended to avoid disappointment,

Front

Block paved driveway with covered car port to the side.

Entrance

Access is via a double glazed entrance door with frosted glass insert leading to entrance hall.

Entrance Hall

Stairs leading to first floor landing , wooden flooring and radiator. Doors leading to dining room, kitchen bathroom and bedrooms.

Dining Room 10' 0" x 15' 0" (3.05m x 4.57m)

Open plan to sitting room, and double radiator.

Sitting Room 10' 0" x 11' 9" (3.05m x 3.58m)

Double glazed French doors with matching side windows leading to rear garden, double glazed window to side and radiator.

Kitchen 9' 0" x 10' 11" (2.74m x 3.32m)

Double glazed window to rear and double glazed door to side, single stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, space and plumbing for washing machine, space for freestanding electric cooker, space for freestanding fridge freezer, and wall mounted gas boiler servicing domestic hot water and central heating systems.

Family Bathroom 5' 0" x 6' 0" (1.52m x 1.83m)

Double glazed frosted window to side, panelled bath with mixer taps and shower attachment over, ceramic wall tiling, pedestal wash hand basin, low level w/c, and heated towel rail.

Bedroom 2 10' 0" x 9' 0" (3.05m x 2.74m)

Double glazed leaded light window to front, understairs storage cupboard, and radiator.

Bedroom 3 8' 0" x 9' 1" (2.44m x 2.77m)

Double glazed leaded light window to front, and radiator.

First Floor

Door leading to bedroom 1.

Bedroom 1 11' 0" x 13' 11" (3.35m x 4.24m)

Double glazed window to rear, eaves storage cupboards and radiator.





Rear Garden

To the rear of the property is a block paved patio area with the remainder of the garden being mainly laid to lawn with an array of established shrubs and plants and side pedestrian access. Private door to garage.

Garage 19' 0" x 8' 11" (5.79m x 2.72m)

Up and over door to front, window to side and power and lighting, The garage has been partitioned off to create an extra storage area with side door leading to rear garden.

Tenure

Freehold

05/02/2025, 15:22

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

50 SHAFTESBURY DRIVE MAIDSTONE ME16 0JA	Energy rating D	Valid until 29 October 2030
		Certificate number 2320-4320-2009-0730-0276

Property type	Semi-detached bungalow
Total floor area	82 square metres

Rules on letting this property

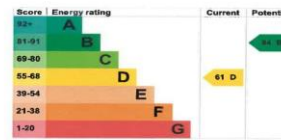
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/2320-4320-2009-0730-0276?print=true>

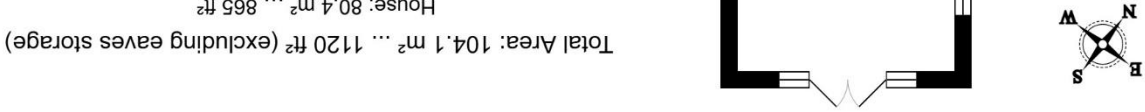
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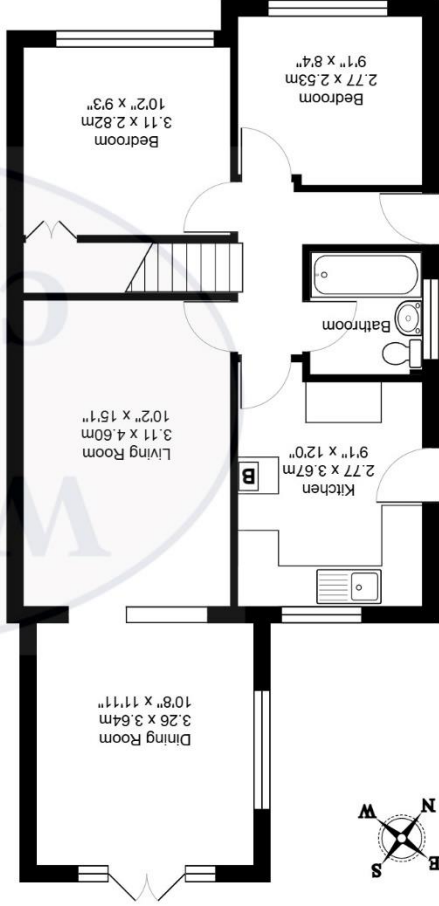
sales@waghornandcompany.co.uk

127 High Street, Tonbridge, Kent, TN9 1DH

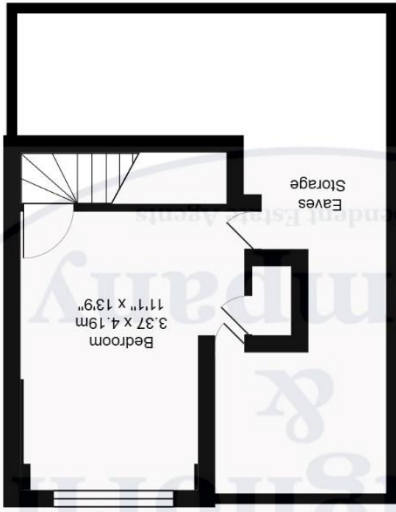
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Total Area: 104.1 m² ... 1120 ft² (excluding eaves storage)
House: 80.4 m² ... 865 ft²
Outbuilding: 23.7 m² ... 255 ft²
All measurements are approximate and for display purposes only.



Ground Floor
Area: 64.4 m² ... 693 ft²



First Floor
Area: 16.0 m² ... 172 ft²



Outbuilding
Area: 23.7 m² ... 255 ft²

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service

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