



FOUNDATION

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26, Allen Street, Maidstone, ME14 5AG

2 BEDROOMS | 1 BATHROOM | 3 RECEPTIONS

Freehold



26, Allen Street, Maidstone, ME14 5AG

- Desirable End Of Terrace Cottage
- Off Road Parking & Rear Garden
- Two Receptions & Converted Cellar
- Vaulted Kitchen With Pendant Lighting
- Two Bedrooms & Ground Floor Shower Room
- Artistic Décor Throughout
- Within Walking Distance To Maidstone East
- Direct Train Links To London

SITUATION:

Maidstone is a vibrant and historic county town in Kent, offering excellent transport links, strong educational opportunities, and an abundance of green spaces and amenities.

Commuters benefit from two mainline railway stations—Maidstone East and Maidstone West—providing regular services to London, with journeys to the capital taking just over an hour. The town is also well connected by road, with the M20 motorway offering direct access to the M25 and London, as well as routes toward the Kent coast. Local bus networks and Park and Ride services make getting around the town and surrounding villages easy and efficient.

The area is well-served for education, with a range of highly regarded primary and secondary schools, including Maidstone Grammar School and Maidstone Grammar School for Girls. There are also several independent and preparatory schools in the wider area, as well as further education

colleges offering a variety of courses.

Maidstone boasts an excellent selection of shops, cafes, restaurants, leisure centres, and cultural attractions, including museums, theatres, and historic sites. Green spaces are in abundance, with the expansive Mote Park offering over 450 acres of parkland, lakes, and sports facilities. Other local parks include Cobtree Manor Park, Whatman Park, Clare Park, and the riverside Millennium Park—ideal for walking, cycling, and enjoying the outdoors.

Surrounding villages such as Bearsted, Loose, and Boughton Monchelsea provide a more rural feel while still offering quick access to Maidstone's amenities, making the area ideal for families, professionals, and anyone seeking a balance of town and country living.



DESCRIPTION:

A highly desirable two-bedroom end-of-terrace period cottage, benefiting from off-road parking and an attractive, landscaped rear garden.

Creatively renovated a few years ago and more recently aesthetically enhanced by the current owners, this charming home features a vaulted kitchen ceiling, a thoughtfully converted basement, artistic décor throughout, and a beautifully landscaped rear garden, creating a unique and stylish living environment.

Dating back to 1880, the property boasts a pale painted rendered façade complemented by contemporary uPVC windows. The front door is set beneath a distinctive projecting pitched porch, leading into a delightful sitting room with a chimney breast. A small opening remains in place, offering the potential to install a wood-burning stove if desired.



The sitting room flows through to an equally generous dining room, which enjoys views over the rear garden. From here, stairs descend to the converted basement, which offers good head height and is currently suitable for use as a guest bedroom or an ideal cinema or entertainment room.

The kitchen is a particular highlight, featuring a vaulted ceiling with pendant lighting and a window to the side return. There is a comprehensive range of wall and floor units incorporating a sink with mixer tap, cooker, and induction hob, while still allowing ample space for freestanding appliances.

The shower room is well appointed with a quadrant shower cubicle, wash basin set over a vanity unit, and WC.

To the first floor are two well-proportioned double bedrooms. Access to the loft is available via a cupboard in the front bedroom, with wooden steps leading to the space, which offers further potential for conversion, subject to the necessary planning consents.

OUTSIDE:

The rear garden has been thoughtfully enhanced, with patio paving extending directly from the back door and leading to a lawned area and a raised decking space, ideal for outdoor dining and relaxation.

At the rear of the garden, a gated access leads directly to the off-road parking space, which is accessed from Heathorn Street.



TOTAL FLOOR AREA: 865sq. ft (80 sq. m)



EPC RATING
D



COUNCIL TAX BAND
C



GENERAL INFORMATION
All services are mains connected

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