



3 Salts Avenue  
Loose, Maidstone  
ME15 0AY

Guide Price £675,000 - £695,000



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Loose  
Maidstone  
ME15 0AY**



## Description

Charming 1930's detached chalet bungalow. The unassuming nature of this delightful home belies the spacious and highly adaptable accommodation within (1805sq'). Set amidst a well established plot extending to just under 1/4 acre with views over the recently established nature reserve to the rear. Located in one of the most sought after roads in the area with good local amenities and easy access to Maidstone on the Loose Rd A229. No.3 has been a wonderful family home for the last 40 years and we would urge an early inspection to see why! Well maintained with great scope and potential.

## Location

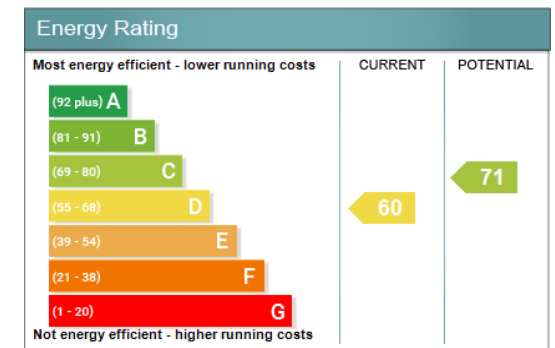
The property is within a 1/4 of a mile of the Loose Valley with its idyllic collection of period properties, fast flowing stream and nature reserve. There are regular bus services into Maidstone town centre, being some two miles distant. The wider area around Loose has shops at Boughton Parade providing for everyday needs with supermarket, chemist and doctors together with a bowls club and a YMCA for sporting facilities. The County town is some two and half miles distant and offers a more comprehensive selection of amenities including two museums, theatre, County library, multi-screen cinema and two railway stations connected to London.

## Council Tax Band

E

## VIEWINGS STRICTLY BY APPOINTMENT

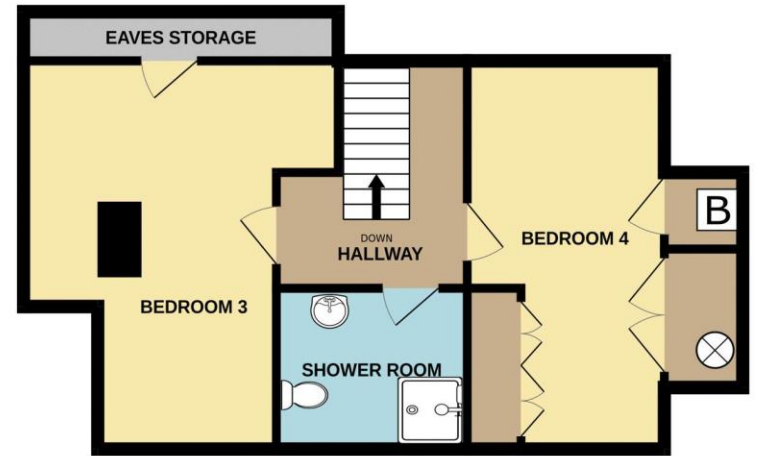
**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



GROUND FLOOR  
1280 sq.ft. (118.9 sq.m.) approx.



1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1798 sq.ft. (167.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ON THE GROUND FLOOR

### CANOPIED ENTRANCE PORCH

Oak entrance door with glazed panel and blackened furniture.

### L SHAPE ENTRANCE HALLWAY

Stairs to first floor with mahogany balustrade and newel post. Two double radiators, wall lights. Window to side - western aspect. Built in cupboard housing modern consumer unit and service meters.

### LOUNGE 19' 9" x 13' 0" (6.02m x 3.96m)

Double aspect windows to front and side. Brick fireplace with tiled hearth and mantel. Ceiling rose, picture rail and two double radiators. Door to:-

### BEDROOM 2 (CURRENTLY USED AS OFFICE) 22' 4" (maximum) x 14' 7" (6.80m x 4.44m)

Double aspect windows to sides, double casement doors to rear leading to garden. Upright radiator. Access to roof space.

### DINING ROOM 14' 4" x 10' 0" (4.37m x 3.05m)

Two windows to front. Ceiling rose and picture rail. Two double radiators. Carpet.

### KITCHEN 11' 0" x 10' 10" (3.35m x 3.30m)

Farmhouse style fitted kitchen with a range of high and low level units with white door and drawer fronts, glazed display unit, wine rack and tall larder unit. Acrylic sink with mixer tap, tiled splashback and complementing working surfaces. Period style integrated oven with microwave above, Neff four burner hob with concealed extractor hood over. Integrated fridge and dishwasher. Double radiator. Vinyl flooring and windows to rear. Archway to:-

### CONSERVATORY 15' 0" x 8' 10" (4.57m x 2.69m)

Brick built with UPVC double glazed windows and double casement door leading to garden. Ceiling fan, wall lights, tiled floor, two radiators, sliding glazed door to:-

### UTILITY AREA

Space for fridge freezer and tumble dryer. Window to side.

### BATHROOM 7' 0" x 7' 0" (2.13m x 2.13m)

Corner bath with roped edging with period style mixer tap and hand shower and spa jets. Wash hand basin with mixer tap and built in furniture with glazed display unit, storage drawers and pelmet lighting. Low level W.C. Chromium plated towel rail. Window to rear. Ceramic tiled flooring.

### BEDROOM 1 12' 0" x 11' 6" (plus wardrobes) (3.65m x 3.50m)

Window to rear overlooking garden. Built in wardrobes, wall display niche, ceiling border and picture rail. Double radiator. Carpet.

## ON THE FIRST FLOOR

### LANDING

Mahogany timber balustrade and newel posts. Double radiator, eaves storage cupboard, carpet. Velux window to front. Wall lights.

### BEDROOM 4 16' 2" x 14' 3" (maximum) (4.92m x 4.34m)

Window to rear overlooking garden. Two eaves storage cupboards. Wall lights. Radiator. Carpet.

### BEDROOM 3 16' 0" x 9' 0" (4.87m x 2.74m)

Window to rear overlooking garden. Built in wardrobes. Airing cupboard with wall mounted Worcester gas fired boiler supplying central heating and domestic hot water throughout. Water cylinder and shelving. Double radiator. Carpet. Wall lights.

### SHOWER ROOM 8' 9" x 5' 2" (2.66m x 1.57m)

Contemporary suite comprising walk in shower with thermostatically controlled rainforest shower, travertine mosaic tiled floor and plate glass screen. Glazed crackle ceramic sink with mixer tap upon timber surround with chrome towel rail. Matching wall unit with light over. Ceramic tiled walls and flooring. Window to rear. Extractor fan. Chromium plated heated towel rail. Recessed downlighters.

## OUTSIDE

To the front of the house is a 93' long driveway with space for 4/5 vehicles, leading to a detached double garage measuring 21'9 x 16'3 with electric entry door, electric light and power and windows to side and rear and pedestrian door to side. Room upstairs with head height 7'6 and water tap to rear of garage. Lawn to the front with hedged boundary and half height brick wall. Shrub boundaries. The rear garden is a particular feature measuring 120' long x 48' wide. Decked steps from the kitchen leading onto paved patio adjacent to the house. Extensive lawn area partitioned with rose borders. Decked area to the bottom of the garden with timber screening. Summer house measuring 11' x 7' with veranda, windows to front and double French doors. Timber garden shed measuring 12' x 6'. Workshop measuring 11'6 x 7'10 with electric light and power. Mature willow tree, silver birch and maple. Decorative concrete fountain, fully fenced borders. Timber garden office measuring 15'2 x 7'7.



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