



**101 Phoenix Drive  
Wateringbury, Maidstone  
ME18 5RS  
Price £550,000**

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Phoenix Drive  
Wateringbury  
Maidstone  
ME18 5RS**



## Description

A most attractive detached family house backing on to school playing fields with a south facing rear garden. Well proportioned rooms and a delightful outlook. Ragstone front facade with decorative string courses, quoin and reveals. Sought after cul-de-sac in this most popular village, conveniently placed within easy vehicular access of Kings Hill, Tonbridge, Tunbridge Well and Maidstone.

## Location

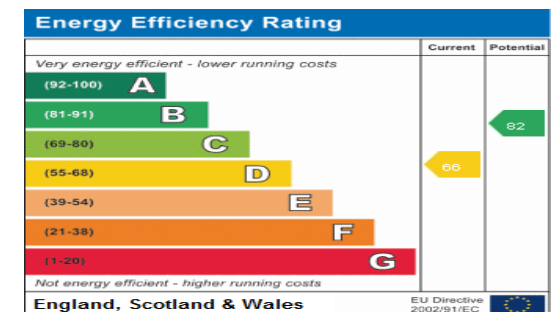
Wateringbury is a sought after village on the outskirts of Maidstone with access to many country walks, train station (with links to London via Paddock Wood), primary school, doctors surgery, post office, village shop, tea room, village club, hotel, marina with moorings on the river Medway, village hall and sports field with play park.

## Council Tax Band

F

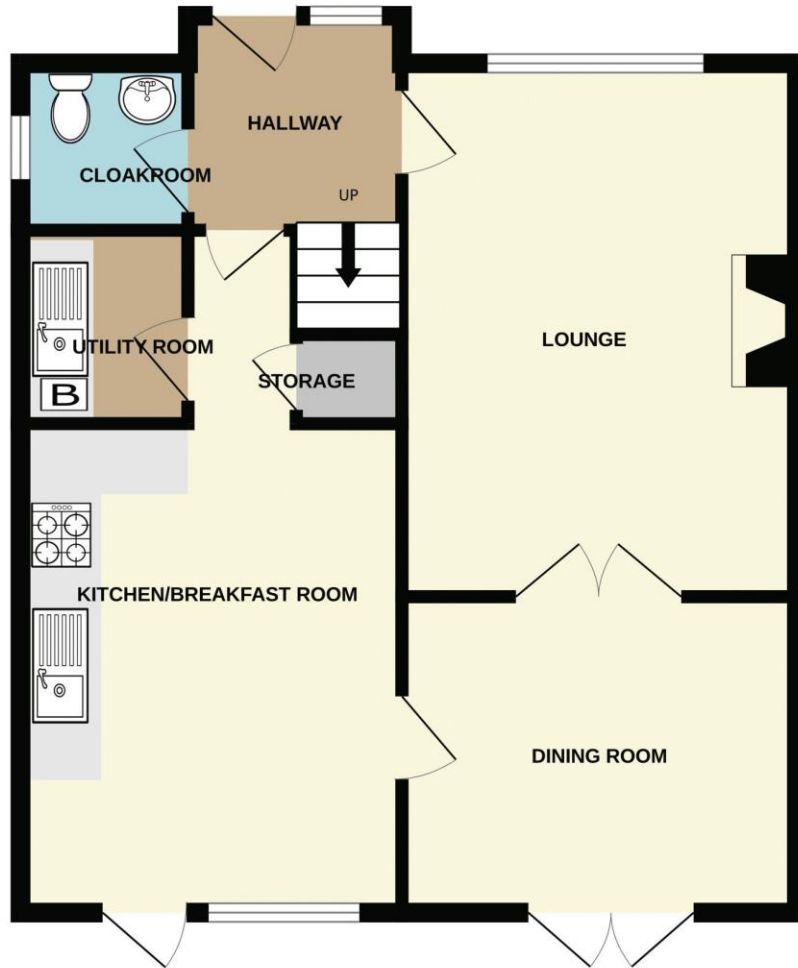
## VIEWINGS STRICTLY BY APPOINTMENT

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

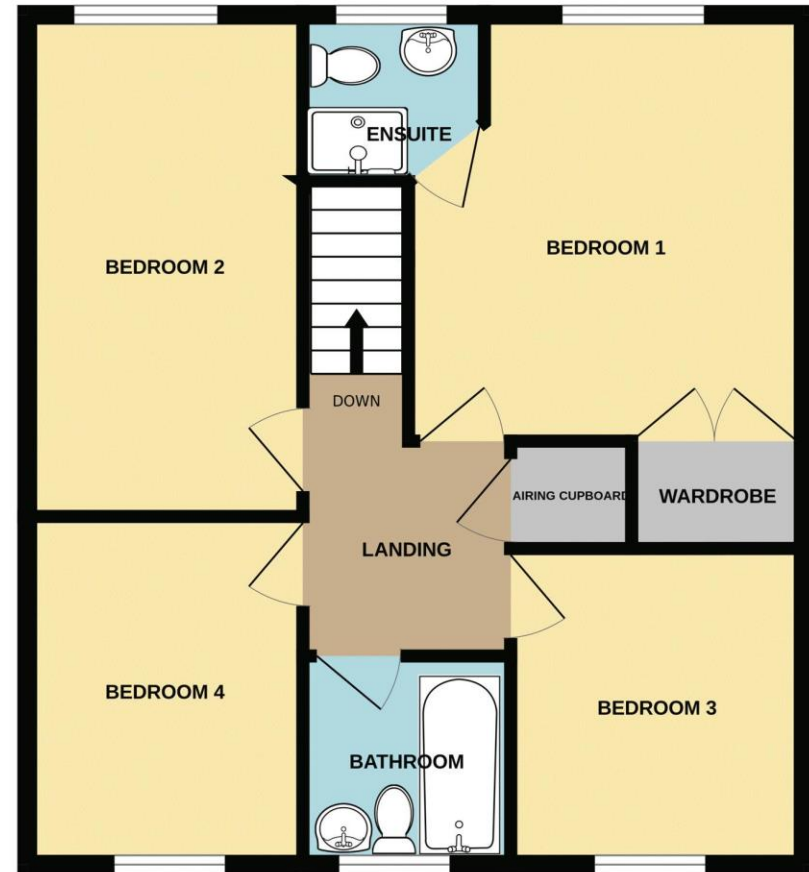


Reference:  
101 York Road Drive

GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 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

### DECORATIVE ENTRANCE PORCH

Timber finials, outside lighting, half glazed entrance door.

### ENTRANCE HALL

Staircase to first floor.

### CLOAKROOM

White suite, wash hand basin with cupboard beneath, low level WC with concealed cistern, window to side.

### LOUNGE 16' 1" x 11' 6" (4.90m x 3.50m)

Marble fireplace with inset living flame fire, two wall light points, double radiator, window to front, double doors to:

### DINING ROOM 11' 6" x 9' 6" (3.50m x 2.89m)

Double glazed sliding patio doors overlooking rear garden, radiator, door to:

### KITCHEN 20' 0" x 11' 6" (6.09m x 3.50m)

Delightfully fitted with white high gloss door and drawer fronts with complementing grey granite effect working surfaces, one and a half bowl stainless steel sink, mixer tap, four burner electric hob, oven beneath, extractor hood above. Glazed display cabinet, continuous ceramic tiled floor, casement door and double aspect windows. Recess low voltage lighting.

### UTILITY ROOM 5' 10" x 5' 0" (1.78m x 1.52m)

Window to side, stainless steel sink, plumbing for washing machine, wall mounted Potterton gas fired combination boiler.

## ON THE FIRST FLOOR

### LANDING

Built-in storage cupboard, access to roof space.

### BEDROOM 1 12' 8" x 11' 9" (3.86m x 3.58m)

Window to front, double built-in wardrobe cupboard, radiator.

### EN-SUITE SHOWER ROOM

White suite, raised shower tray, pedestal wash hand basin, low level WC, shaver point, radiator, tiled splashbacks, mosaic tiled floor.

### BEDROOM 2 15' 4" x 8' 5" (4.67m x 2.56m)

Window to front, radiator, range of built-in wardrobe cupboards with headboard recess.

### BEDROOM 3 9' 2" x 8' 6" (2.79m x 2.59m)

Window to rear, with a delightful outlook, radiator.

### BEDROOM 4 9' 10" x 8' 6" (2.99m x 2.59m)

Window to rear, radiator, delightful outlook, southern aspect.

### FAMILY BATHROOM

White suite, panelled bath, mixer tap, shower attachment. Hand basin, low level WC, concealed cistern, shaver point, three quarter tiled walls, window to rear, southern aspect, radiator.

## OUTSIDE

To the front of the property there is a double width driveway providing ample parking, side pedestrian access, lawned area with shrubs. The rear garden extends to 35ft, enjoying a southern aspect, and a delightful outlook. Fully fenced, paved patio area adjacent to house, lawn and shrubs, providing all year round colour. Attached garage measuring 18' 8" by 8' 6" with personal door, up and over entry door, light and power, overhead storage.

### Directions

Head south-west on Tonbridge Rd/A26 towards Glebe Lane, Turn left onto Bow Road/B2015, Turn left onto Phoenix Drive and the property will be found on the right hand side.



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