



14 St. Margarets Close  
Maidstone  
ME16 8QN

Guide Price £350,000 to £375,000



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## Description

A sought after non estate detached (linked by the garage) bungalow. Set amidst a large corner plot with an extensive road frontage. With pedestrian access to Gatland Lane. Quiet cul de sac position with far reaching views over the Medway Valley (southern aspect). Good sized plot, 100ft by 33ft, arranged mainly to the front and side, ample parking and turning area with an attached garage. Well fitted kitchen with a full range of integrated appliances. Newly fitted shower room, two bedrooms with built-in wardrobes, L-shaped living room, gas central heating, UVPC double glazed windows.

## Location

Situated in this highly sought after non estate position in the Barming area of west Maidstone approximately 1 1/2 miles from the centre. In Fant Lane there is a local Infant and Junior School with a selection of Senior schools and Colleges for older children within a 1/4 of a mile. A selection of shops may be found on the Tonbridge Road which provide for everyday needs and there are recreational facilities and tennis court and Clare Park. The Town Centre offers a more comprehensive selection of amenities including excellent shopping facilities at The Mall, Fremlins Walk, Two Museums, Theatre, County Library and two railway stations connected to London. Barming also has its own mainline railway station connected to London on The Victoria line. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

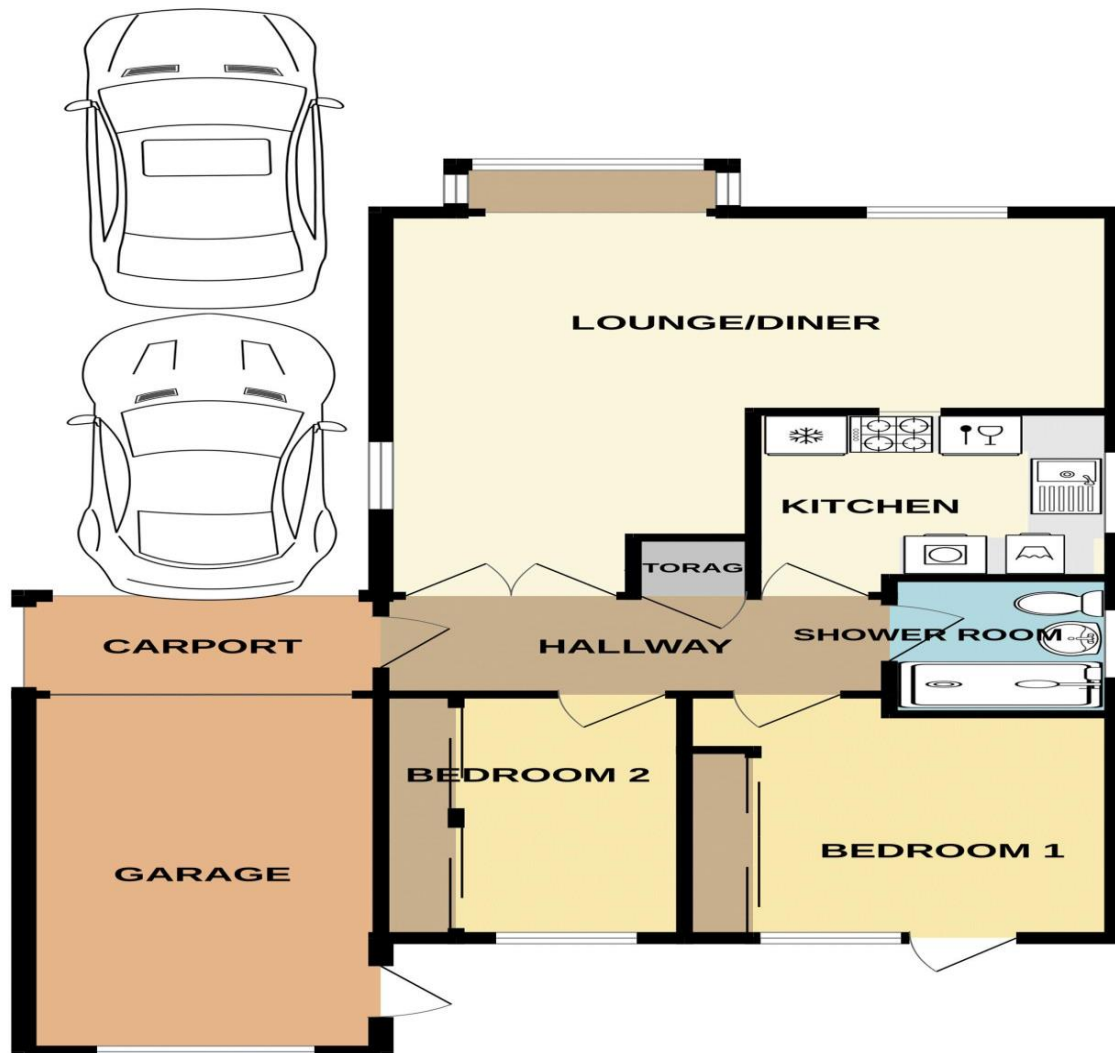
## Council Tax Band

## 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  
815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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

### ENTRANCE CANOPY

Outside lighting, meters cupboards.

### ENTRANCE HALL

13 ft long entrance hall, built-in storage cupboard, access to partly boarded and insulated loft space with gas fired boiler and hot water cylinder. Double casement doors to:

**L-SHAPED LOUNGE / DINING ROOM** 18' 8" x 17' 4" (max) (5.69m x 5.28m)

Two double radiators, double aspect windows, featuring an oriel bay window to front with deep sill and far-reaching views over the Medway Valley, southern aspect. Serving hatch.

**KITCHEN** 8' 6" x 7' 4" (2.59m x 2.23m)

Comprehensively fitted with units with beechwood finish bevelled door and drawer fronts, stainless steel fittings, slate effect working surfaces, stainless steel sink and mixer tap. Window to side affording a Western aspect, tiled splashback, full range of integrated appliances including fridge, freezer, washing machine, dishwasher, four burner hob, oven and microwave. Tiled splashbacks, vinyl flooring.

**BEDROOM 1** 11' 8" x 11' 10" (3.55m x 3.60m)

Range of built-in wardrobe cupboards with sliding doors, radiator, window and casement door to garden.

**BEDROOM 2** 11' 10" x 7' 4" (3.60m x 2.23m)

Extensive range of built-in wardrobe cupboards with sliding doors, radiator, window overlooking rear garden.

### SHOWER ROOM

Recently refitted white contemporary suite with wash hand basin, with integrated cupboards beneath, low level wc, twin step in shower with electric shower unit, extractor fan, aqua board, vinyl flooring, chromium plated ladder, towel rail, light / shaver point, window to side.

### OUTSIDE

The property will be found at the end of a cul de sac, with personal pedestrian double gates providing access to Gatland Lane which is uniquely convenient for this cul de sac.

The plot is arranged mainly to the front and side of the property and measures approximately 33ft by 100ft. With picket fence to the front, good sized tarmac driveway with parking for several vehicles leading to attached garage measuring 17'6" by 8'2" with automatic roller shutter entry door, light and power, personal door and window.

The gardens of the property enjoy an extensive road frontage to Fant Lane with a deep boundary hedge, lawned areas with raised beds.

To the rear there is an extensive paved patio, selection of fruit trees, Magnolia and Hawthorn, well stocked with shrubs.

**Agents note:** It is the Executor's intention to add a restrictive building covenant on the plot with a 20% uplift for a period of 20 years.

### Directions

From Maidstone leave on the Tonbridge Road, A26, continue for approximately 1.1 miles and turn left onto Fant Lane, take the second left onto Abbots Field and then the first right onto St. Margarets Close. The property will be found at the end of the cul de sac.



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