



24 Claremont Road  
Maidstone  
ME14 5LZ

Guide Price £450,000 - £475,000

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## Description

A stunning well proportioned family home, cleverly extended offering highly adaptable accommodation. Arranged on two floors extending to just under 1,000 sq ft. Gas central heating and double glazing. Landscaped rear garden which extends to 50 ft and is south facing. Pleasantly secluded and well stocked with a feature raised decked sun terrace. Sought after location, most conveniently placed within easy access of the Town, station and outstanding schools. The well decorated and presented accommodation features 2 reception rooms plus a sun lounge, 4 bedrooms, luxuriously appointed family bathroom, kitchen with split level appliances, good drive and detached garage.

## Location

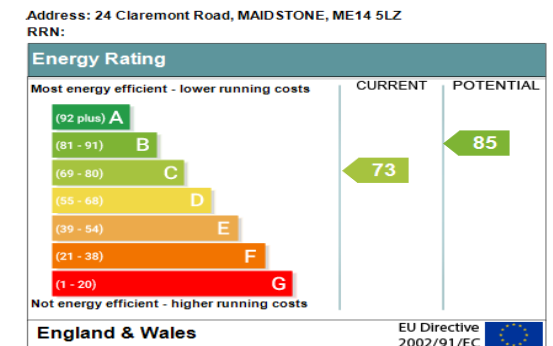
The property is situated on the fringe of this highly sought after development, with it's own shopping parade, community centre and selection of schools for infants, juniors and seniors, Eastborough, Valley Park and Invicta. The Vinters Valley nature reserve is also adjacent to the development and extends to 9 acres. Maidstone town centre is within a quarter of a mile and offers an excellent selection of amenities including Fremlins Walk and the Mall shopping areas, two museums, theatre, County library, two railway stations connected to London. Mote Park is within half a mile with its 450 acres, leisure centre, boating lake and swimming pool. There is a wider selection of schools in and around the town. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

## Council Tax Band

D

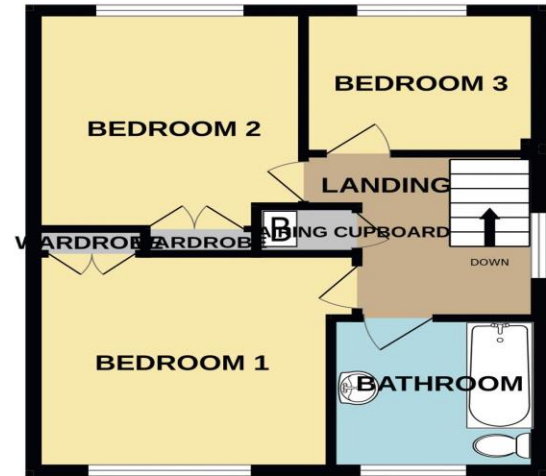
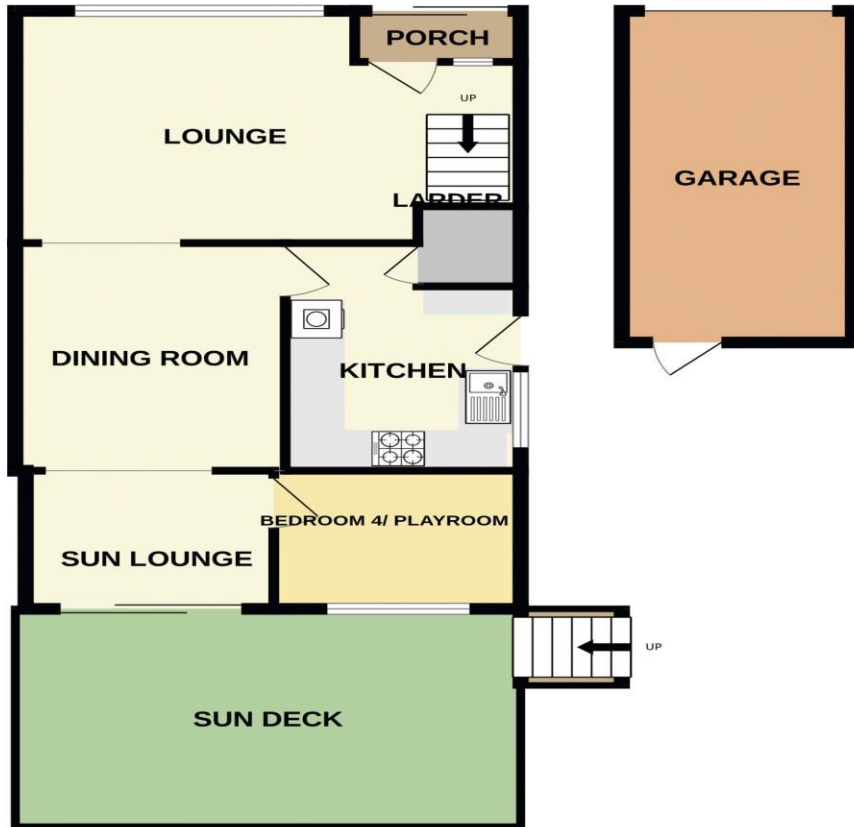
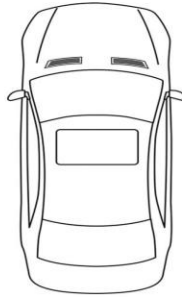
## VIEWINGS STRICTLY BY APPOINTMENT

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



GROUND FLOOR  
711 sq.ft. (66.0 sq.m.) approx.

1ST FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.9 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 PORCH

Glazed sliding entrance door, partly glazed UPVC Georgian style entrance door with glazed side panel. Outside light.

### LOUNGE 18' 10" x 11' 8" (5.74m x 3.55m)

Large picture window to front affording a pleasant open outlook, staircase to first floor, radiator, recess low voltage lighting, wide access to:

### DINING ROOM 11' 8" x 9' 10" (3.55m x 2.99m)

Recess low voltage lighting, wide access to sun lounge, door to:

### KITCHEN 11' 8" x 8' 6" (3.55m x 2.59m)

Well fitted with Maplewood finish door and drawer fronts with stainless steel fittings and complimenting beech block effect working surfaces. Stainless steel sink and mixer tap, four burner gas hob, eye level oven, plumbing for washing machine, space for dishwasher, deep drawer units, chromium plated heated towel rail, ceramic tiled floor, ventilated larder cupboard, tiled splashbacks, glazed door and window to side.

### SUN LOUNGE 9' 0" x 7' 0" (2.74m x 2.13m)

Wood laminate flooring, double radiator, recess low voltage lighting, double glazed sliding patio doors to decked sun terrace, fitted vertical blinds. Door to:

### BEDROOM 4 / PLAYROOM 9' 8" x 7' 0" (2.94m x 2.13m)

Window to rear affording a southern aspect, fitted vertical blinds, radiator, recess low voltage lighting.

## ON THE FIRST FLOOR

### LANDING

Window to side, fitted blind, recess low voltage lighting, timber balustrade, access to roof space, built-in cupboard housing Vaillant gas fired combi boiler.

### BEDROOM 1 11' 0" x 11' 0" (plus double built-in wardrobe cupboard with integrated drawer units) (3.35m x 3.35m)

Double radiator, picture window to rear affording a pleasant outlook, southern aspect.

### BEDROOM 2 9' 10" x 10' 10" (plus double built-in wardrobe cupboard with integrated drawer units) (2.99m x 3.30m)

Radiator, picture window to front.

### BEDROOM 3 8' 10" x 7' 0" (2.69m x 2.13m)

Picture window to front, pleasant open outlook, radiator.

### BATHROOM

White contemporary suite with chromium plated fittings comprising, panelled bath with integrated shower unit, thermostatically controlled, pedestal wash hand basin and mixer tap, WC, fully tiled walls in contrasting ceramics, ceramic tiled floor, recess low voltage lighting, chromium plated heated towel rail, radiator, window to rear.

## OUTSIDE

To the front of the property there is a good size front garden neatly laid to lawn with Topiary shrubs, driveway providing parking for 2-3 vehicles leading to a brick garage measuring 16'10" by 8'5", up and over entry door, electric light and power, personal door and window. The rear garden is particular feature of the property and enjoys a delightful degree of seclusion, extending to 50 ft featuring a raised decked sun terrace ideal for outdoor entertaining with timber and iron balustrade. Shallow steps leading to formal lawned area with shaped shrub borders, variegated Maple Tree, Laurel, Honeysuckle, Roses, Acer, cleverly designed to provide all year round colour. Outside light, power points, garden shed, southern aspect.

### Directions

From our Penenden Heath office proceed in an easterly direction into Penenden Heath Road. At The Chiltern Hundreds round a bout take the second exit into Sittingbourne Road and Claremont Road will be found fourth turning on the left.



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