



1 Park Avenue
Maidstone
ME14 5AX

Guide Price £350,000 - £375,000

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Description

Beautiful 1920's art deco end of terrace, bursting with original features from the ornate fireplaces to original doors and finger plates and deep bay windows. Arranged on 3 floors and extending to 1100 sq ft, gas central heating and double glazing throughout. Set amidst an attractive plot enjoying an East West aspect. Located on the favoured northern outskirts of town, within easy walking distance of the Town and mainline rail station. The property has been much loved and is offered with no forward chain.

Location

Located on the favoured northern outskirts of the town conveniently placed within 1/2 a mile of the centre with its excellent shopping facilities at The Mall and Fremlins Walk, two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. Educationally the area is well served with the local Eastborough, Valley Park, Invicta and School of Science and Technology . To the east of the county town is Mote Park with its 450 acres, boating lake, leisure centre and municipal swimming pool. 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

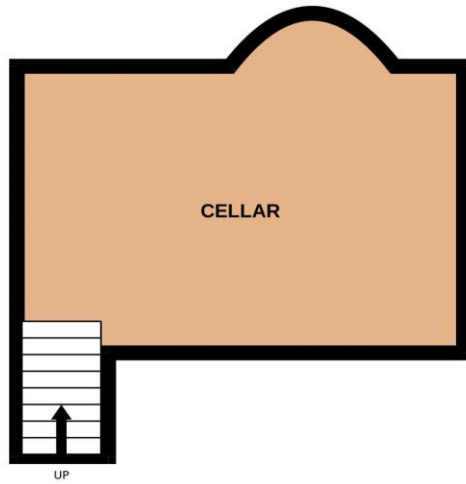
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VIEWINGS STRICTLY BY APPOINTMENT

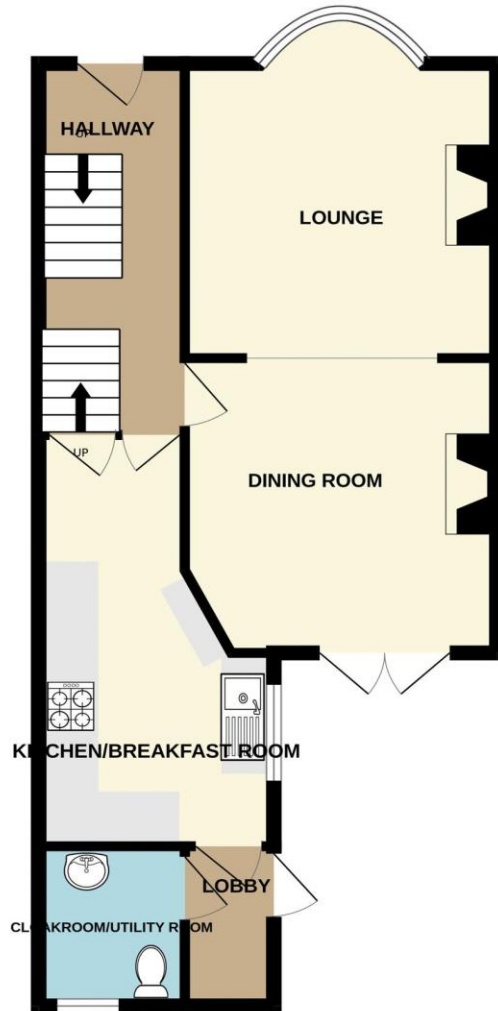
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



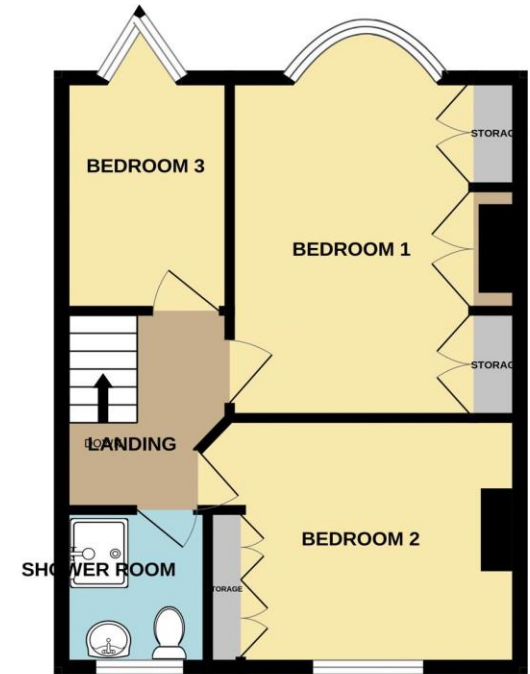
BASEMENT
215 sq.ft. (20.0 sq.m.) approx.



GROUND FLOOR
525 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1147 sq.ft. (106.6 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 HALL

Partly glazed front door with glazed side panels, wood effect laminate flooring, radiator, stairs with hardwood hand rail with pitched pine decorative balustrade and newel post.

LOUNGE / DINING ROOM 0' 0" x 0' 0" (0.00m x 0.00m)

Lounge Area - 16' 2" (into bay) x 11' 8" (4.92m x 3.55m) Dining Area - 11' 10" x 11' 9" (3.60m x 3.58m) Stunning bay window to the front bathing the room in natural light, original art deco fire surround with inset tiling, hearth, fender and open grate. Beautiful original art deco fire surround with bluebell motif, cast iron fireplace, decorative cowl, tiled cheeks, tiled hearth and fitted living flame gas fire. Double casement doors to the rear garden, two radiators.

KITCHEN 16' 7" x 8' 8" (5.05m x 2.64m)

Laminate flooring, stainless steel sink with chromium mixer tap, 5 gas burner hob with extractor hood above, eye level oven and grill, space for fridge freezer, high gloss door and drawer fronts, granite effect working surfaces, deep pan drawers, travertine wall tiling, sky light and window to side, spotlights, serving hatch to dining room and door to the cellar.

REAR LOBBY

Tiled flooring, exposed brick, window and door to garden. Door to:

CLOAKROOM

Tiled flooring, WC, wash hand basin, Worcester combination boiler supplying hot water and heating throughout, half tiled walls and window to rear.

ON THE LOWER GROUND FLOOR

CELLAR 16' 6" x 14' 10" (max) (5.03m x 4.52m)

Service meters with modern consumer unit, sub floor window to front, south eastern aspect, electric, light and power. 6ft head height.

ON THE FIRST FLOOR

LANDING

Access to roof space, hardwood hand rail with pitched pine decorative balustrade and newel post.

BEDROOM 1 15' 7" (into bay) x 8' 6" (plus wardrobes) (4.75m x 2.59m)

Bay window with south eastern aspect, generous built-in wardrobes, radiator.

BEDROOM 2 12' 0" x 11' 9" (3.65m x 3.58m)

Radiator, window overlooking the rear garden, built-in wardrobes.

BEDROOM 3 9' 8" x 6' 3" (2.94m x 1.90m)

Triangular oriel bay window to the front, south eastern aspect, radiator.

SHOWER ROOM

Vinyl flooring, fully tiled walls with decorative border, stainless steel towel rail, WC, wash hand basin with cupboard beneath, step in shower cubicle, window to rear, extractor fan.

OUTSIDE

To the front of the property there is a paved area with mature shrubs including Roses and Camelia, ornate entrance canopy with outside light, original checkered tiled floor, fenced boundaries. The rear garden is 65ft long with a concrete paved area adjacent to house, further paved area beyond, lawned area with mature trees and well stocked with shrubs such as Camelia, Magnolia, Fox Gloves, Buddleia, Roses and Jasmine. Outside tap, outside sensor light and fully fenced.

Directions

From our Penenden Heath office proceed in a southerly direction into Boxley Road, take the 5th turning on the left into Curzon Road, at the end of the road turn right and the property will be found immediately on the right as indicated by our signboard.



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