



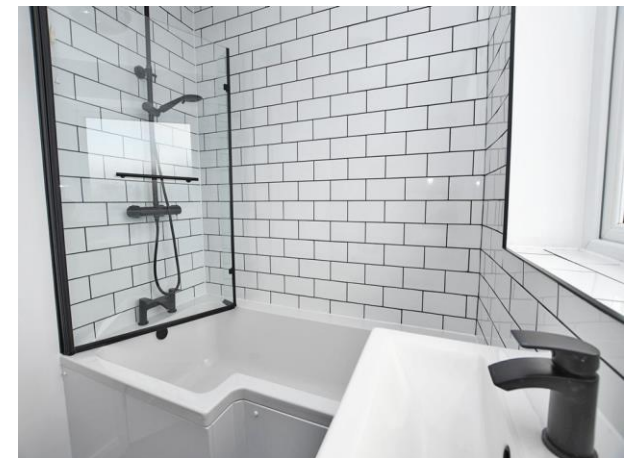
29 Castle Road
, Maidstone
ME16 0PP

Guide Price £375,000 - £400,000



**29
Castle Road**

**Maidstone
ME16 0PP**



Description

Spacious extended semi detached house, professionally refurbished, creating that new house feel. Totally redecorated, new doors, carpets, , kitchen with appliances, contemporary bathroom and cloak room, new drive, with parking for 2/3 vehicles, rear access to a garage en-bloc. East/West aspect, secluded sunny rear garden ideal for family barbecues, no forward chain. Please view the virtual tour for the immersive experience. rental potential £1650 pcm, conveniently placed within easy walking distance of the highly regarded local Allington primary school (outstanding Ofstead) and the Mid Kent Shopping centre. The M20/M2/M26 and M25 motorways are easily accessible with Barming and Maidstone East railway station within 1 mile, only an hour from Victoria. Agents Note: It is considered that this property would achieve between £1500 to £1550 as a monthly rental.

Location

Conveniently positioned within easy access of local shops at the Mid-Kent Shopping Centre and regular bus services from London Road into Maidstone town centre, some one mile distant. Educationally the area is well served with the local Palace Wood School being within a quarter of a mile catering for infants and juniors with a wide array of schools and colleges in and around the town centre. Maidstone offers excellent shopping facilities at the Mall and Fremlins Walk, two museums, theatre, County library and two railway stations connected to London. 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.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



3 BED EXTENDED SEMI DETACHED

TOTAL FLOOR AREA : 1046 sq.ft. (97.1 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

New carpets and floor coverings throughout.

CANOPIED ENTRANCE PORCH

UPVC double glazed entrance door with decorative glazed panels and side panels.

ENTRANCE HALL

Single radiator, Carpet.

DOWNSTAIRS CLOAKROOM

White contemporary suite with black fittings comprising corner wall hung wash hand basin. Tiled splashback. Low level W.C. Window to side.

LOUNGE 18' 6" (narrowing to 12'1) x 14' 5" (5.63m x 4.39m)

Oriel bay window to front - eastern aspect. 1 single radiator, 1 double radiator. Feature fireplace with marble mantel, surround and hearth and fitted living flame gas fire. Stairs to first floor.

DINING AREA 18' 6" x 9' 6" (5.63m x 2.89m)

1 Single radiator, 1 double radiator. Window and Side door, door to kitchen and wide access to family room.

FAMILY ROOM 9' 4" x 8' 8" (2.84m x 2.64m)

Double glazed UPVC French doors to garden. Western aspect, radiator.

KITCHEN 9' 4" x 8' 10" (2.84m x 2.69m)

Fitted with a range of solid oak shaker style door and drawer front with black high gloss working surfaces and matching upstands. White porcelain one and a half bowl sink with mixer tap. AEG eye level double oven. 4 burner electric hob with stainless steel

chimney effect extractor hood over, fridge freezer. Integrated slimline dishwasher and washing machine. Picture window to rear overlooking garden, western aspect. Vinyl flooring and recessed downlighters.

ON THE FIRST FLOOR

LANDING

Timber balustrade. Access to roof space, window to side.

BEDROOM 1 14' 5" x 11' 3" (4.39m x 3.43m)

Window to front - eastern aspect. Extensive range of built in wardrobes with overhead storage units and bedside cabinets. Double radiator.

BEDROOM 2 9' 7" x 12' 2" (2.92m x 3.71m)

Window to rear. Built in double wardrobe with sliding doors. Single radiator.

BEDROOM 3 10' 9" (narrowing to 6'10) x 7' 0" (3.27m x 2.13m)

Window to front. Single radiator. Built in over stairs cupboard housing wall mounted Baxi combination gas fired boiler supplying central heating and domestic hot water throughout

BATHROOM

Brand new luxuriously appointed suite with contemporary black fittings. P Shaped bath and shower over, wash hand basin and mixer tap, black heated towel rail, metro tiling, vinyl flooring

OUTSIDE

To the front of the property there is a driveway with parking for approximately 2/3 vehicles. Dwarf brick

boundary wall. The rear garden of the property with west aspects. Brick paved patio adjacent to the house. Lawn with further crazy paved patio at the bottom of the garden. Timber garden shed. Mature shrub borders. Fully fenced boundaries. Outside water tap. Pedestrian gate to front. Rear pedestrian gate proving pedestrian access to the garden en-bloc. (Garage 17' x 7'4 with up and over door)

Directions

From Maidstone leave in a westerly on the Tonbridge Road, A26 bearing right, taking the first turning on the right into Terrace Row, bearing left onto the London Road A20. Passing through two sets of traffic lights. At the crossroad junction with the BP station, turn right into Castle Road and the property will be found at the junction with Hildenborough Crescent as indicated by our sign board.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN

