



**Yonder Maidstone Road
Sutton Valence, Maidstone
ME17 3LS
OIEO £350,000**

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Description

Secluded detached bungalow, built in the 1930's offering spacious accommodation. The property stands amidst a narrow plot with the bungalow set well back on the Maidstone Road, A274 in a service road, to the front there is a shingle drive, with space for numerous vehicles, garage, secluded rear garden, South East aspect backing onto a fruit farm. Once the threshold of Yonder has been crossed the charm and space of this bungalow may be fully appreciated. The layout of the rooms has potential for 3 bedrooms, 2 separate reception rooms, fitted kitchen, separate utility, cloakroom, and a family bathroom. Maidstone Road, Sutton Valence is a most conveniently placed in a service road of the A274 between Sutton Valence and Langley Park with the latter offering excellent shopping facilities, Sutton Valence village is within 1 mile and is steeped in history, with a 450 year old private school and local primary. The next village beyond is Headcorn, 5 miles distant, 10 minutes drive. renowned for its wide high street with individual shops and a mainline station on the Charing Cross Line (1 hour 10 minutes)

Location

Located in this well established and convenient semi rural position four miles south of The County Town. The property falls on the boundary of Sutton Valence and Langley with the latter having a selection of Gastro pubs and restaurants, church and medical centre and Pre-School. Sutton Valence, Which is steeped in history saddles The Greensand Ridge overlooking The Weald with local infant and junior schools and a renowned public school. Maidstone, The County Town, may be accessed by regular bus services and offers an excellent selection of amenities including two museum, theatre, County library, multi-screen cinema and a wider selection of schools and colleges for older children. For commuters there are a choice of stations at Bearsted and Maidstone east on The Victoria Line and Headcorn on The Charing Cross 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

E

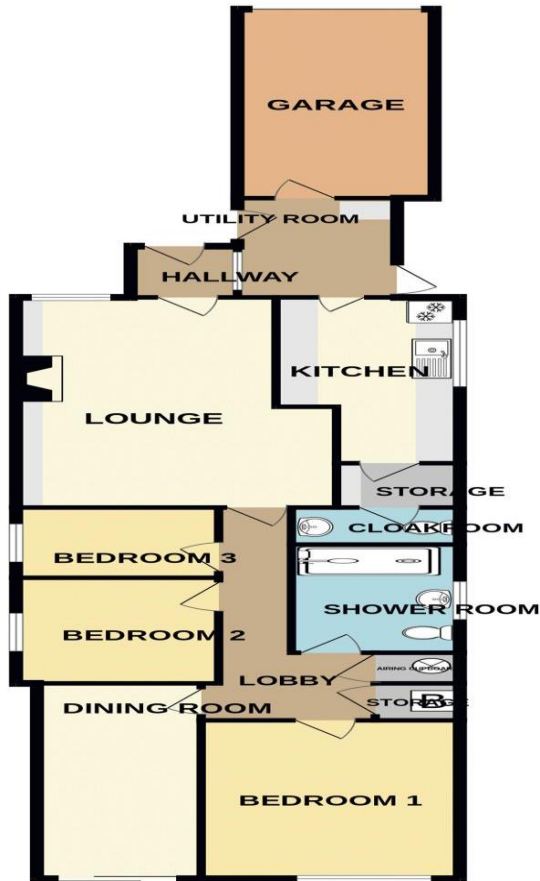
VIEWINGS STRICTLY BY APPOINTMENT

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		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1137 sq.ft. (105.7 sq.m.) approx.



TOTAL FLOOR AREA : 1137 sq.ft. (105.7 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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ENTRANCE HALLWAY

Half glazed entrance door, outside lighting,

LOUNGE 18' 8" x 12' 5" (5.69m x 3.78m)

Double aspect windows, featuring a picture window to the front affording a Western aspect, double radiator, door to kitchen:

KITCHEN 14' 7" x 7' 3" (4.44m x 2.21m)

Fitted with units having white high gloss door and drawer fronts with stainless steel fittings and granite effect work tops and upstand. stainless steel sink and mixer tap, space for washing machine, tumble dryer, window to side, vinyl flooring, door to:

ACCESS TO WALK IN LARDER

Window to side door to:

CLOAKROOM

White suite, low level wc, handbasin.

UTILITY ROOM 10' 5" x 6' 7" (3.17m x 2.01m)

Door to front and side, window to side, return door to garage.

GARAGE 15' 10" x 9' 1" (4.82m x 2.77m)

Electric light and power, up and over entry door, outside light. Approached by extensive gravel driveway.

LOBBY

Built in cupboard, housing gas fired boiler, further built in cupboard housing hot water cylinder.

DINING ROOM /BEDROOM 4 17' 1" x 6' 11" (5.20m x 2.11m)

Wall light points, radiator, double casement doors to garden, Eastern aspect.

BEDROOM 1 14' 11" x 10' 11" (4.54m x 3.32m)

Picture window overlooking rear garden, Eastern aspect, radiator.

BEDROOM 2 9' 4" x 8' 7" (2.84m x 2.61m)

Radiator, window to side, Southern aspect.

BEDROOM 3 8' 6" x 6' 3" (2.59m x 1.90m)

Window to side, Southern aspect, radiator.

SHOWER ROOM

Contemporary white suite, step in shower with curved glass shower screen, with aquaboard, wash hand basin cupboard beneath, vinyl flooring, Wc, window to side.

OUTSIDE

To the front of the property is an extensive gravel driveway with twin gates, providing parking for several vehicles, fences and hedges boundaries, small lawned area, shrub border. The rear garden extends to approximately 40ft with paved patio adjacent to house, lawn, fully fenced boundaries.

Directions

From Maidstone leave via Stone Street heading in a southerly direction, a continuation of which is The Loose Road, A229. At The Wheatsheaf public house and traffic lights bear left onto The Sutton Road A274 and continue for approximately 2 1/2 miles continuing on passing The Potting Shed Gastro pub restaurant, passing The Plough Gastro pub restaurant at The Five Wents Junction and the property will be found approximately 200 meters along on the left hand side in the second cul de sac.



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