



74 King Edward Road
Maidstone
ME15 6PJ

Guide Price £325,000 - £350,000

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King Edward Road
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ME15 6PJ**



Description

Splendid Edwardian terraced town house arranged on 3 floors extending to 1300 square feet, beautifully decorated and presented, a really substantial family house with a 100ft West facing rear garden. Conveniently located on this sought after road of similarly attractive Edwardian townhouses within half a mile of the town centre. Modernized and refurbished to a high standard with the character features retained.

Location

Located in this well established residential position on the southern outskirts of the town, within 1/2 a mile of the centre. The county town offers an excellent selection of amenities including shops 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 recently built infant and junior school and a wider selection of schools and colleges in and around the town centre. Located in this sought after and well established and residential position on the southern outskirts of the town, conveniently placed within half a mile of the town centre.

Council Tax Band

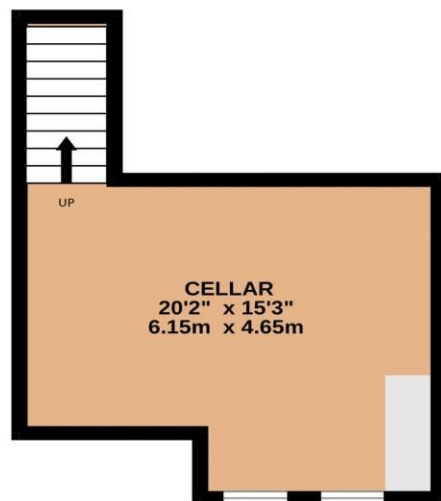
VIEWINGS STRICTLY BY APPOINTMENT

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

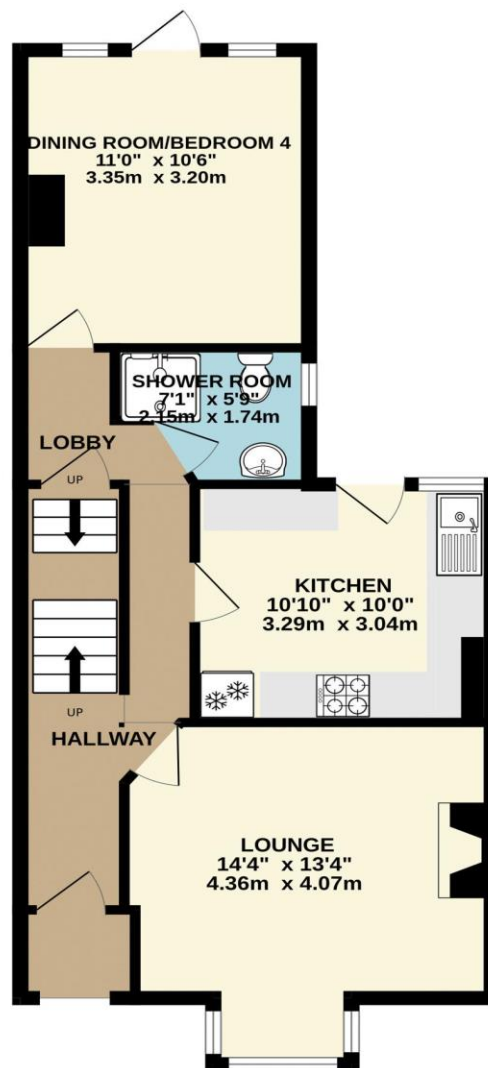


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

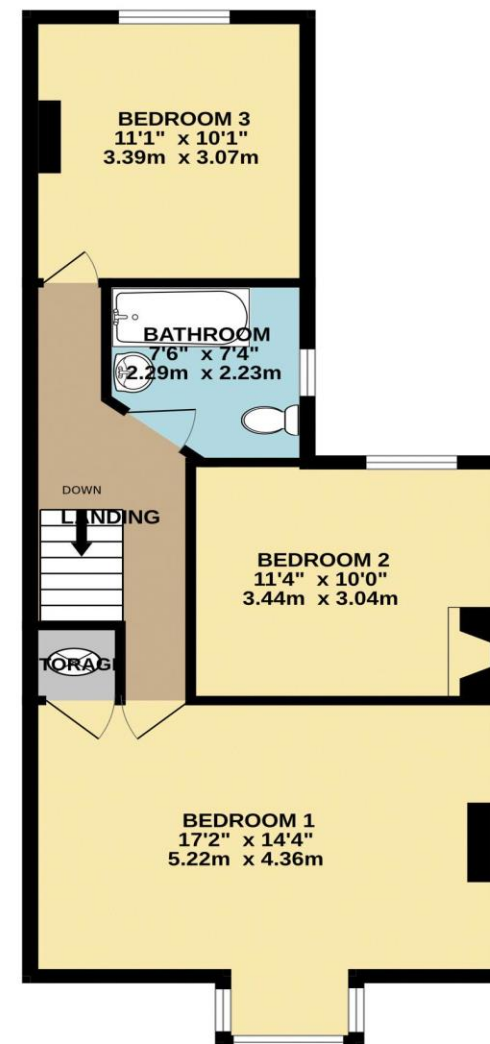
BASEMENT
209 sq.ft. (19.4 sq.m.) approx.



GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1326 sq.ft. (123.2 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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CLASSICAL EDWARDIAN ENTRANCE PORCH

With geometric quarry tiling, beautifully set off and framed by the original quoins and decorative pediment. Half glazed composite entrance door with leaded light panels and a feature fan light for No. 74

SPACIOUS ENTRANCE HALL

Radiator, staircase to first floor with decorative timber ballustrade providing access to the rear lobby with door and staircase to the lower ground floor.

LOUNGE 14' 6" INTO BAY x 12' 9" (4.42m x 3.88m)

Veined marble fire surround and deep mantle, fitted decorative cast iron fireplace with tiled cheeks. Bay window to front Eastern aspect, radiator, picture rail and cornice.

KITCHEN 10' 10" x 10' 0" (3.30m x 3.05m)

Comprehensively fitted with a contemporary range of high gloss door and drawer fronts in grey with complimenting work surfaces and contrasting deep upstand, door and window overlooking rear garden, Western aspect, stainless steel sink, four burner electric hob, oven beneath, extractor hood above. Space for washing machine, fridge freezer, cupboard housing Vaillant boiler, laminate flooring, radiator.

SHOWER ROOM

White contemporary suite with chrome fittings, aquaboard panelling, chrome heated towel rail, twin shower cubicle with rain forest attachment, low level WC, wash hand basin with cupboard beneath, laminate flooring, window to side.

DINING ROOM/BEDROOM 4 12' 10" x 10' 6" (3.91m x 3.20m)

Casement door and window to side overlooking the rear garden, providing access to an attractive balcony with an iron ballustrade, Western aspect, radiator.

ON THE LOWER GROUND FLOOR 15' 3" x 13' 4" Max(4.64m x 4.06m)

Double radiator, 2 sub floor windows to front, laminate flooring, built in cupboard with service meters, dry lined walls.

ON THE FIRST FLOOR

SPACIOUS LANDING

Access to roof space, radiator.

BEDROOM 1 15' 6" x 14' 6" MAX(4.72m x 4.42m)

Bay window to front, double radiator, built in cupboard with lagged cylinder.

BEDROOM 3 11' 4" x 9' 9" (3.45m x 2.97m)

Window overlooking rear garden, Western aspect, double radiator, Edwardian fireplace.

BEDROOM 2 11' 0" x 10' 6" (3.35m x 3.20m)

Window overlooking rear garden with pleasant outlook, double radiator.

BATHROOM

White contemporary suite with chrome fittings, and aquaboarding, panelled bath with separate shower over, shower screen, hand basin with cupboard beneath, low level WC, laminate flooring, chrome heated towel rail, window to side.

OUTSIDE

Front garden, boundary wall and picket fence, quarry tiled path. The rear garden extends to 100ft with a Western aspect, extensive paved area adjacent to the house with iron ballustrade, fully fenced boundaries, lawned area, large timber garden shed.

Directions

From Maidstone leave via Upper Stone Street travelling in a southerly direction bearing right into the one way system into Shields Crescent a continuation of which is Postley Road, taking the first turning on the left into Old Tovil Road. Turning first right into King Edward Road and the property will be found a short distance along on the left as indicated by our signboard.



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