



36 Lushington Road
Maidstone
ME14 2QS

Guide Price £325,000 to £350,000

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Description

Exceptional terraced house presented in excellent order, cleverly extended with a single storey addition and a loft conversion creating this spacious family home. Featuring three double bedrooms, two living rooms, well fitted bathroom and kitchen with appliances, 70 ft rear garden, parking at the front for two vehicles. Originally built by the Local Authority with easy access to the River Medway and Tow Path with access to the Town and Allington Castle.

Location

Located within one mile of the town centre to the north with easy access down onto the river bank with walks along the tow path into the County town which offers excellent shopping facilities, two museums, theatre, County library and two mainline railway stations connected to London. Educationally the area is well served with the local Northborough and St Pauls School catering for infants and juniors, with a wider selection of schools for older children in and around the town centre. 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

B

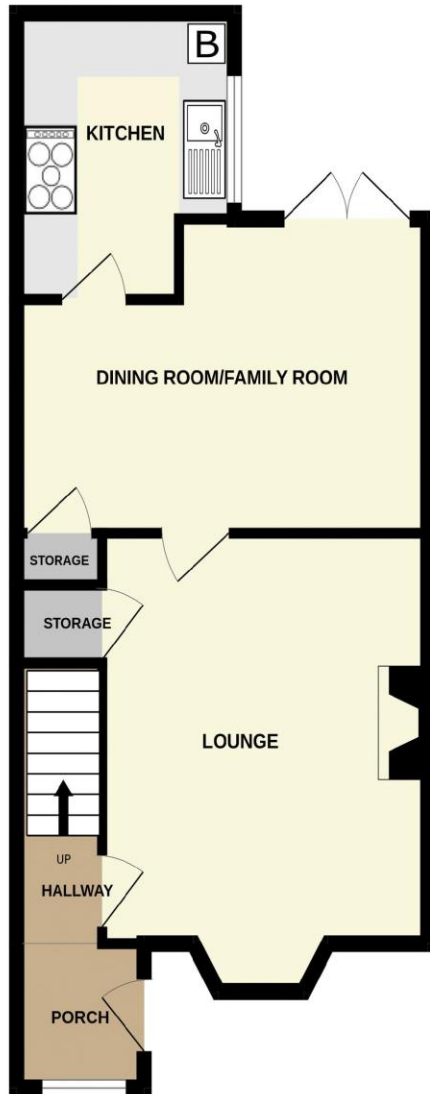
VIEWINGS STRICTLY BY APPOINTMENT

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

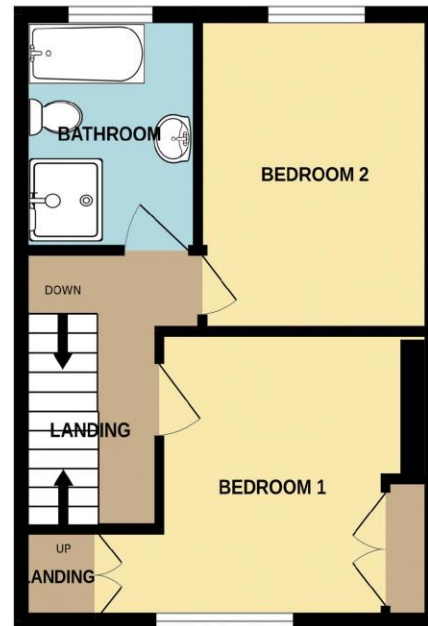


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

GROUND FLOOR
498 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



2ND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 1144 sq.ft. (106.3 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

Half glazed UPVC entrance door with outside light, window to front.

ENTRANCE HALL

Staircase to first floor, door to:

LOUNGE 15' 10" (into bay) x 13' 0" (4.82m x 3.96m)

Fireplace, arched fireside recess, bay window to front affording a western aspect, radiator with decorative cover, wood laminate flooring, understairs storage cupboard, double casement doors to:

DINING ROOM / FAMILY ROOM 16' 1" x 11' 0" (4.90m x 3.35m)

Continuous wood laminate flooring, radiator with decorative cover, built-in storage cupboard, dado rail, double casement doors to rear garden, eastern aspect.

KITCHEN 10' 0" x 8' 10" (3.05m x 2.69m)

Comprehensively fitted with beech wood finish door and drawer fronts, stainless steel fittings, marble effect working surfaces, metro tiled splashbacks, range cooker with five burner gas hob, twin oven and grill, extractor hood above, integrated dishwasher, stainless steel sink and mixer tap, space for washing machine, cupboard concealing Worcester gas fired boiler, heating and hot water, window to side affording a southern aspect with fitted blinds and double radiator.

ON THE FIRST FLOOR

LANDING 10' 7" x 5' 3" (3.22m x 1.60m)

Staircase to second floor.

BEDROOM 2 11' 3" x 11' 9" (max) (3.43m x 3.58m)

Window to front, western aspect, double built-in wardrobe, and a second built-in cupboard, radiator.

BEDROOM 3 11' 2" x 8' 6" (3.40m x 2.59m)

Window to rear, eastern aspect, radiator.

BATHROOM 8' 3" x 7' 4" (2.51m x 2.23m)

White suite, panelled bath with mixer tap and shower attachment, separate shower cubicle, wash hand basin, cupboard beneath, low level WC, walls partly tiled and partly aqua board, double built-in storage cupboard, double radiator.

ON THE SECOND FLOOR

SECOND FLOOR LANDING

BEDROOM 1 13' 7" x 12' 8" (4.14m x 3.86m)

Three built-in eaves storage cupboards, double aspect Velux windows with fitted blinds, east and western outlooks, double radiator.

OUTSIDE

To the front of the property is a tarmac driveway with parking for two vehicles. The rear garden extends to approximately 70 ft with lawned area, raised extensive paved patio, large timber workshop measuring 14' by 8', fenced and walls boundaries, rear pedestrian access.

Directions

From our Penenden Heath Office proceed in a southerly direction into Boxley Road, at the junction with the Prison wall and at the traffic lights turn right into Lower Boxley Road. Follow the prison wall, at the roundabout take the second exit at the next roundabout take the third exit into Royal Engineers Road. At the next roundabout take the second exit into the Old Chatham Road. At the button roundabout take the second exit through the traffic calming measures, turning left into Calder Road. Lushington Road will be found 2nd turning on the right the property is found on the right hand side.



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