



18 Malvern Road  
Langley, Maidstone  
ME15 8GB

Offers in Excess of £385,000



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Maidstone  
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Description

A well presented link detached house built by Bellway Homes in 2017. Located on the fringe of this popular development with the majority of the windows facing south creating a wonderfully light and airy interior, continuous laminate flooring underlining the light and space found within. Extending over two floors to in excess of 1100 sq ft, walled and fenced rear garden, driveway leading to a large attached garage with great potential to convert to further living accommodation subject to building regulation approval. Langley Park offers excellent local amenities with Aldi supermarket, further shops, restaurants, driving range and local schools. Maidstone town centre is some 2 miles distant. Sold with no forward chain.

Location

The Langley Park development has an excellent range of local amenities including shopping facilities, supermarket, coffee shop, restaurant, Langley Park Primary Academy catering for infants and juniors. Nearby there is the Parkwood Retail Park together with a popular driving range. Located three miles south/east of the County town which maybe accessed by regular bus services. Maidstone offers wide selection of amenities including two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. There is a wider selection of schools and colleges 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

E

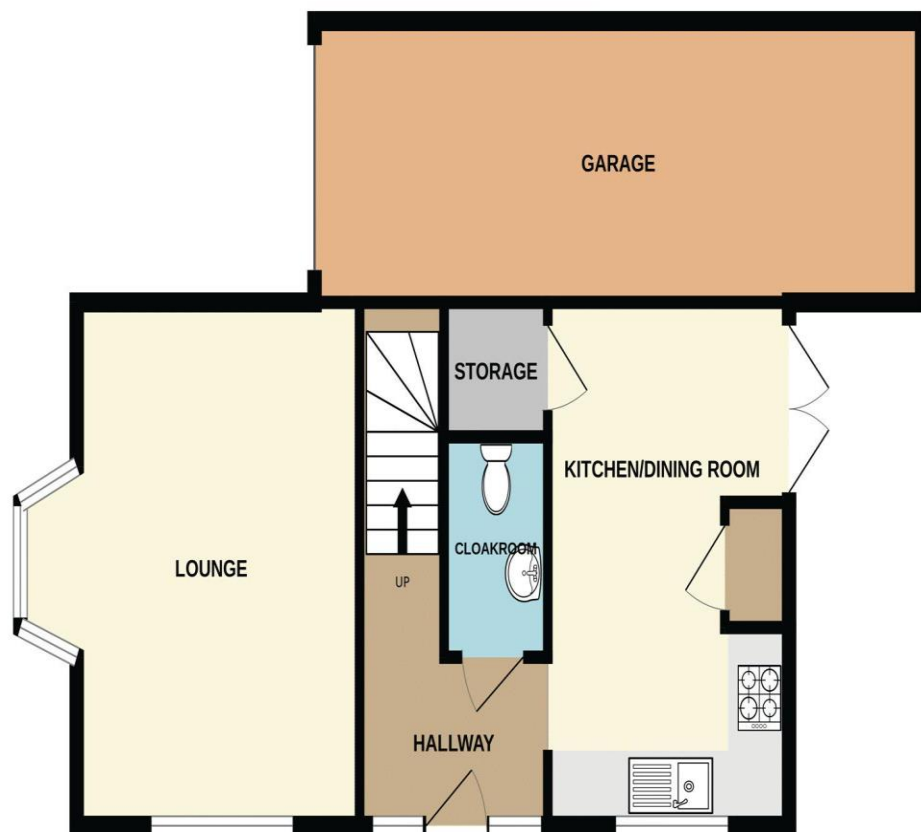
VIEWINGS STRICTLY BY APPOINTMENT

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

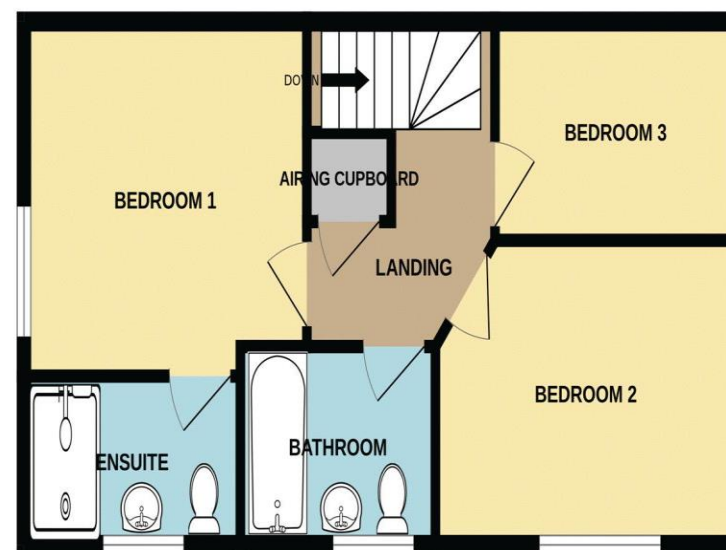


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 93 A      |
| 81-91 | B             | 81 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

GROUND FLOOR  
668 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 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

### PILLARED ENTRANCE CANOPY

Attractive portico, half glazed composite entrance door with glazed side panels, outside light.

### ENTRANCE HALL

Laminate flooring, staircase to first floor, radiator.

### CLOAKROOM 6' 4" x 4' 3" (1.93m x 1.29m)

White suite, chromium plated fittings, laminate flooring, wash hand basin with mixer tap, low level WC, tiled splashbacks, chromium plated heated towel rail.

### LOUNGE 15' 5" x 11' 7" (plus bay window) (4.70m x 3.53m)

Two double radiators, south and western aspects.

### KITCHEN / DINING ROOM 15' 6" x 9' 10" (4.72m x 2.99m)

Comprehensively fitted with units having high gloss door and drawer fronts with walnut effect working surfaces and upstand, one and a half bowl stainless steel sink with mixer tap, four burner gas hob, oven beneath, extractor hood above, integrated dishwasher, fridge freezer, cupboard housing gas fired boiler, window to front affording a southern aspect, laminate flooring, deep understairs storage cupboard, double casement doors to garden with an eastern aspect, recess low voltage lighting.

## ON THE FIRST FLOOR

### LANDING

Access to roof space, built-in storage cupboard.

### BEDROOM 1 11' 7" x 10' 6" (3.53m x 3.20m)

Window affording a western aspect, radiator.

### EN-SUITE SHOWER ROOM 9' 0" x 5' 0" (2.74m x 1.52m)

White suite, chromium plated fittings, twin shower cubicle with sliding doors, hung wash hand basin, low level WC with concealed cistern, tiled splashbacks, vinyl flooring, chromium plated towel rail, window, southern aspect.

### BEDROOM 2 12' 0" x 8' 6" (3.65m x 2.59m)

Window to front affording a southern aspect, radiator.

### BEDROOM 3 10' 0" x 6' 7" (3.05m x 2.01m)

Window to side, eastern aspect, radiator.

### BATHROOM 7' 0" x 5' 1" (2.13m x 1.55m)

White suite with chromium plated fittings, panelled bath with mixer tap and shower attachment, wash hand basin with integrated cupboard beneath, low level WC with concealed cistern, half tiled walls, chromium plated heated towel rail, window to front, southern aspect.

## OUTSIDE

Shallow front garden with hedge, driveway with parking, attached garage of good size with great scope and potential measuring 23'2" by 7'9" with overhead storage, electric, light and power, up and over entry door and pedestrian door to rear garden. The rear garden extends to 30 ft and is pleasantly secluded, enjoying a south eastern aspect, shrubs, laid to lawn and has walled and fenced boundaries.

### Directions

From Maidstone leave via Stone Street, heading in a southerly direction, a continuation of which is the Loose Road, A229, bearing left at the Wheatsheaf traffic lights onto the Sutton Road, A274, continue for approximately 2 miles, turning left into Buffkyn Way, turn first left into Colyn Drive and then left again into Malvern Road.



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