



13 Woodbridge Drive  
Maidstone  
ME15 6FU  
Asking Price £345,000

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## Description

Beautifully presented stunning mid-terrace house located in this sought after and popular residential position on the south western outskirts of the town, close proximity to local schools and amenities. Much improved home featuring a converted garage, currently being used as a dining room, however could easily be used as a fourth bedroom/playroom, conservatory, fitted kitchen and bathroom, downstairs cloakroom, 3 good size bedrooms, parking and private garden. From the property it is a short walk down to the river and a lovely walk along the tow path to the Millennium Park and amphitheatre. The highly adaptable accommodation is arranged on two floors and extends in all to 1051 square feet with the added benefit of gas fired central heating by radiators and UPVC framed double glazing.

## Location

Located in this sought after and popular residential position on the south western outskirts of the town. With a selection of local shops and supermarkets providing for everyday needs with recently opened Archbishop Courtneys primary school. The town centre is some 1/2 a mile distant and offers a more comprehensive selection of amenities including a wider range of schools and colleges for older children, two museums, county library, multi-screen cinema, excellent shopping facilities at The Mall and Fremlins Walk. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

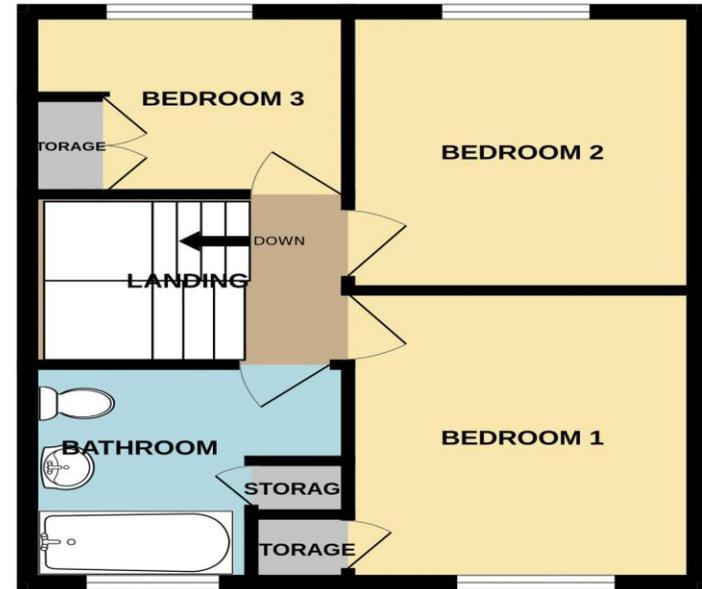
## Council Tax Band

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## VIEWINGS STRICTLY BY APPOINTMENT

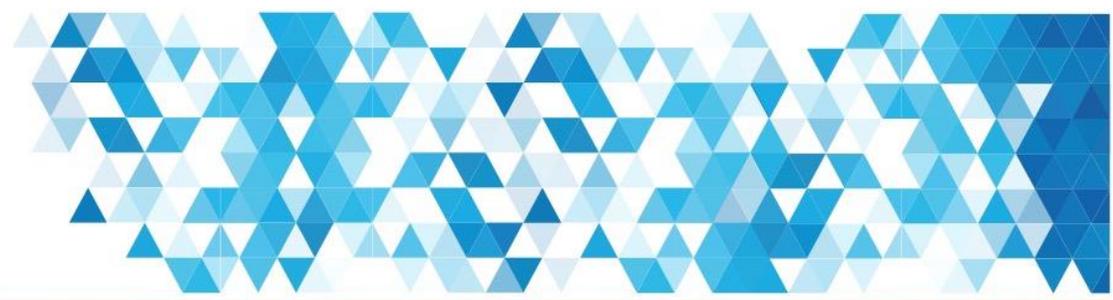
**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**





TOTAL FLOOR AREA : 979 sq.ft. (90.9 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

### ENTRANCE HALL

Outside lighting. Metres cupboard. Antique oak finish wood laminate flooring. Half glazed UPVC entrance door. Radiator.

### CLOAKROOM

White contemporary suite with chromium plated fittings comprising: Vanity wash hand basin with mixer tap. Low level W.C. Radiator. Vinyl floor Window to front affording a southern aspect. Electrical consumer unit.

### THROUGH LOUNGE/DINING ROOM 20' 8" x 10' 6" *Narrowing to 8'5 in 5' in dining area (6.29m x 3.20m)*

Antique oak finish flooring wood laminate. Window to front affording a southern aspect. One double, one single radiator. Staircase to first floor with storage cupboard. Media Wall. Double glazed sliding patio doors to conservatory. Door to:- Conservatory.

### DINING ROOM 15' 0" x 7' 9" (4.57m x 2.36m)

Window to front affording a southern aspect. Radiator. Two large double built-in storage cupboards.

### CONSERVATORY 11' 2" x 7' 6" (3.40m x 2.28m)

Oak effect wood laminate flooring. Double radiator. Vaulted ceiling with poly carbonate roofing. Double casement doors and windows overlooking rear garden.

### KITCHEN 9' 9" x 7' 1" (2.97m x 2.16m)

Comprehensively fitted with units having white high gloss door and draw fronts with stainless steel fittings. Shaker style. Complementing beech block effect worktops. Stainless steel sink and mixer tap. Four burner stainless steel hob with oven beneath. Glass and stainless steel extractor hood above. Integrated fridge and freezer. Plumbing for automatic washing machine and dishwasher. Cupboard housing wall mounted gas fired combination boiler supplying central heating and domestic hot water throughout. Ceramic tiled floor. Tiled splashbacks. Window overlooking rear garden.

## ON THE FIRST FLOOR

### LANDING

Access to loft space.

### BEDROOM 1 9' 9" x 9' 6" (2.97m x 2.89m)

Wood laminate flooring, built-in wardrobe cupboard. Radiator. Window overlooking rear garden.

### BEDROOM 2 10' 7" x 9' 6" (3.22m x 2.89m)

Window to front affording a southern aspect. Radiator.

### BEDROOM 3 8' 10" x 6' 6" (2.69m x 1.98m)

Radiator. Double built-in wardrobe cupboard. Window to front affording a southern aspect.

## BATHROOM

White suite. Chromium plated fittings comprising:- Shaped panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level W.C. Fully tiled walls and matching ceramic tiled floor. Window to rear. Built in linen cupboard. Chromium heated towel rail.

## OUTSIDE

To the front of the property is a driveway providing parking with plum slate borders.

## GARDEN

The rear garden extends to approximately 30ft and is a particular feature of the property being fully fenced with paved patio area adjacent to house, attractive Alium shrubs. Steps leading to formal lawned area with shingle patio and Cam bark borders. Well stocked with shrubs. Timber garden shed. Rear pedestrian access.



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