



1 The Quern
Maidstone
ME15 6FT
£300,000 - £325,000

1
The Quern

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Description

Exceptionally spacious end of terrace occupying an attractive corner plot, with ample off road parking and attached garage. Modernized and refurbished to a high standard, well decorated throughout, with a feature open plan kitchen/dining room, downstairs cloakroom, snug lounge, hallway, on the first floor two double bedrooms with wardrobes, just fitted wet room/shower room. Attractive and secluded south facing rear garden with side pedestrian access, attached garage with great potential to convert. Highly recommended.

Location

Located close to the river with tow path walks leading back into the town centre, passing Amphi theatre and Millennium Park. There are shops including a supermarket and a just opened highly regarded infant and junior school. Maidstone town centre is some one mile distant and offers a comprehensive selection of amenities including two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports. For older children there is a selection of schools and colleges in and around the town centre.

Council Tax Band

C

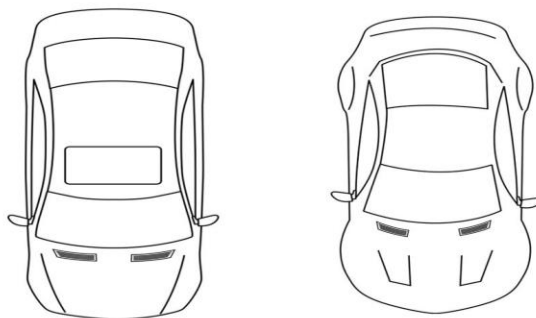
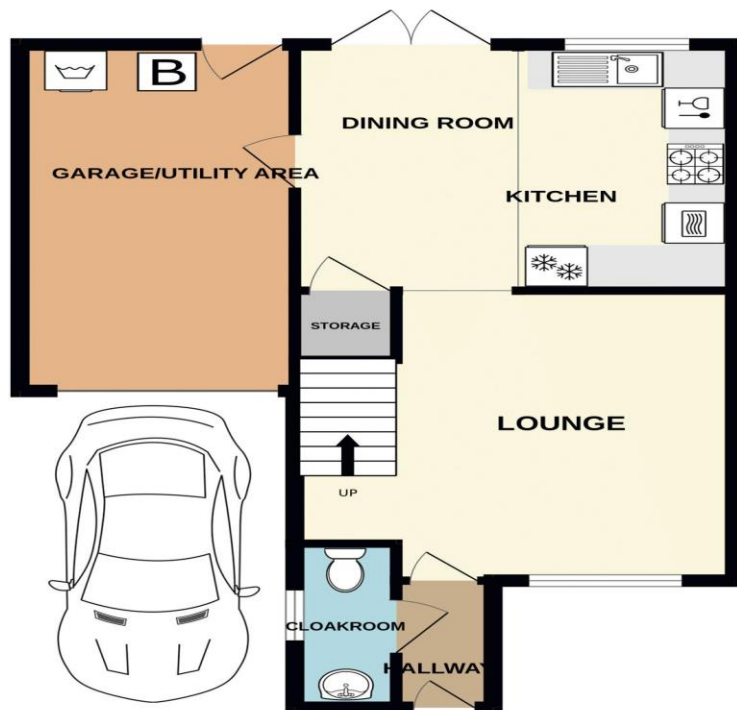
VIEWINGS STRICTLY BY APPOINTMENT

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

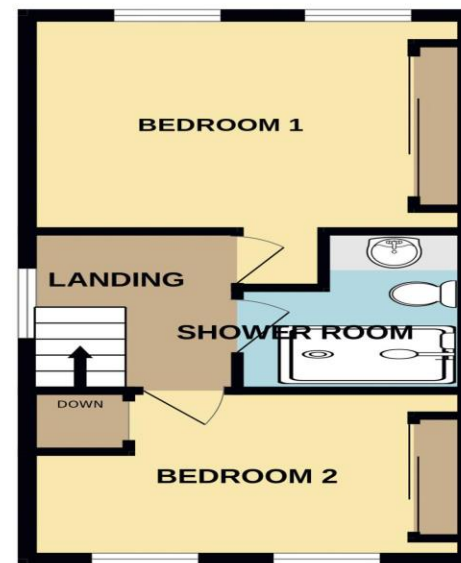


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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ENTRANCE HALL

Wood laminate flooring, half glazed composite entrance door. modern consumer unit.

CLOAKROOM

White suite, chrome fittings, metro tiling, radiator, laminate flooring, pedestal hand basin mixer tap, low level WC, window to side.

LOUNGE 13' 8" x 13' 8" (4.16m x 4.16m)

Staircase to first floor with timber ballustrade, window to front, blinds, radiator, wide opening access to:

OPEN PLAN KITCHEN/DINING ROOM 13' 9" x 11' 9" (4.19m x 3.58m)

WOOD LAMINATE flooring, double casement doors to decked sun terrace, understairs storage cupboard, return door to garage, radiator.

KITCHEN AREA

Delightfully fitted white high gloss door and drawer fronts, with complementing granite effect working surfaces, white sink unit with chrome mixer tap, range of integrated appliances, including dishwasher, double Neff oven, four burner induction, eye level double oven, american style double fridge with freezer drawers, microwave, extractor above. Metro tiling, window overlooking rear garden.

ON THE FIRST FLOOR

LANDING

Access to roof space, window to side, built in storage cupboard.

BEDROOM 1 13' 9" x 8' 10" (4.19m x 2.69m)

Double built in wardrobe cupboard with mirrored doors, two windows overlooking rear garden, affording a southern aspect, radiator.

BEDROOM 2 14' 0" x 8' 6" (4.26m x 2.59m)

Double built in wardrobe cupboard, two windows to front, radiator, overstairs storage cupboard.

SHOWER ROOM/WET ROOM

Chrome fittings, white suite, step in shower with rainforest shower head, hand shower, aquaboard panning, wash hand basin, cupboards beneath, low level WC, integrated mirror, vinyl flooring, chrome heated towel rail.

OUTSIDE

To the front of the property is an extensive brick paviour driveway with space for 3 vehicles, leading to attached garage 16' 5 x 8' 6 with electric light and power, roller shutter entry door, space for washing machine, Worcester gas fired boiler for central heating, overhead storage, door to rear garden. The property stands amidst a corner plot with a wide area of grass to the side, the rear garden is bounded by a brick wall and close boarded fence and measures 27' x 24' with raised deck, laid to lawn, side pedestrian access.

Directions

From Maidstone leave via Upper Stone Street a continuation of which is The Loose Road, bearing right into the one way system at Sheals Crescent, taking the second turning on the left into Old Tovil Road, proceed down Tovil Hill and at the bottom of the hill turn left into Woodbridge Drive, The Quern is the first turning on the right, the property is the first property on the left hand side as you turn into the road.



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