



38 Cranborne Avenue
Maidstone
ME15 7EA

Guide Price £465,000 - £485,000

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Description

Set along a picturesque Mountain Ash tree-lined avenue in the heart of Maidstone, Kent's historic county town, this elegant 1930's detached residence with feature arched entrance door and traditional bay windows, offers character blended with outdoor living. The accommodation features an arched entrance porch, hallway with storage cupboards and timber balustrade, lounge with a fireplace and bay window, separate dining room with french doors to garden, kitchen. On the first floor there is a landing with access to roof space, two double bedrooms, 1 single bedroom and a bathroom. The garden approximately 1/6 of an acre is one of the longest in the street, is beautifully landscaped and thoughtfully maintained to create tranquil seating areas perfect for relaxing and entertaining friends and family. No 38 has real kerb appeal and offers great scope and potential to extend and improve. Highly recommended.

Location

Located in this well established and popular and residential position on the southern outskirts of the town. Conveniently placed within easy access of the Loose Road with regular bus services into Maidstone. The town centre is some half a mile distant and offers an excellent selection of amenities including shopping facilities 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 the local infant and junior school at Park Way and a wider selection of schools for older children in and around the town centre. Mote park is within a 1/4 of a mile with its 450 acres, boating lake, leisure centre and municipal swimming pool.

Council Tax Band
E

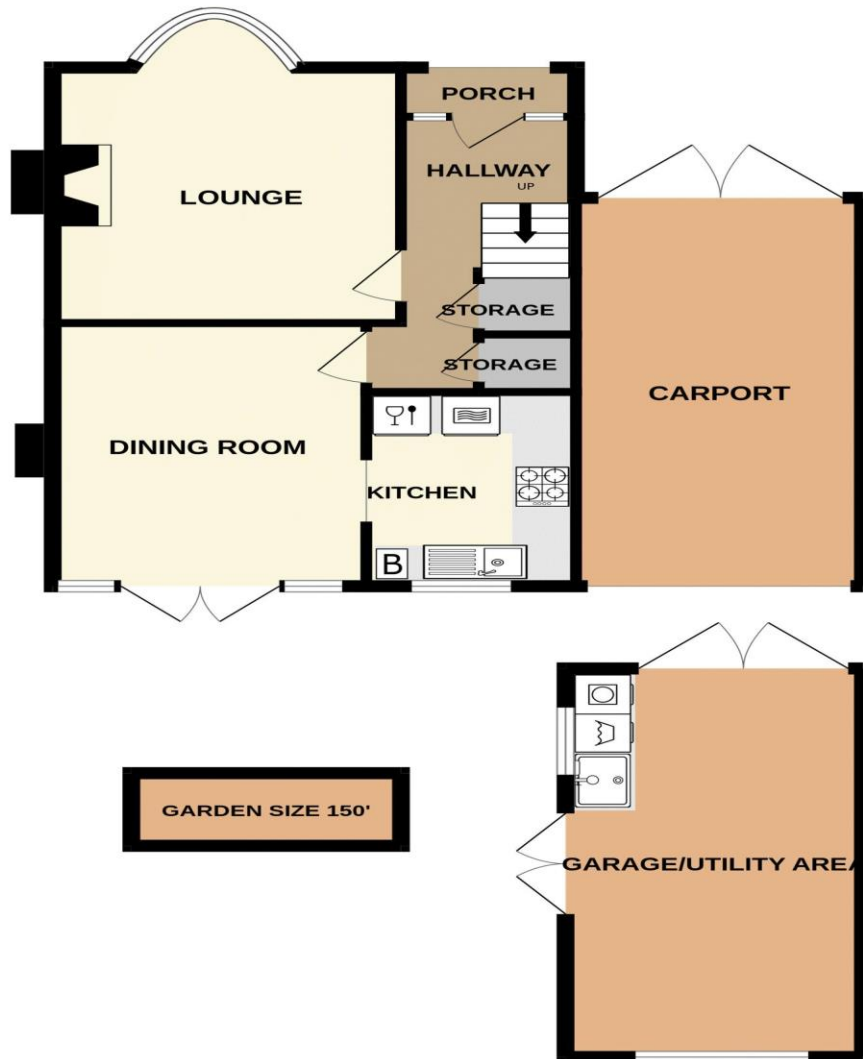
VIEWINGS STRICTLY BY
APPOINTMENT

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		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.2 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 PORCH

Key hole style entrance canopy, double hardwood doors, quarry tiled flooring, outside lighting. Hardwood entrance door with brass door furniture, glazed leaded light side panels.

ENTRANCE HALL

Vinyl wood effect flooring, radiator, two understairs storage cupboards, consumer unit, stairs to first floor. Glazed door to:

LOUNGE 11' 7" x 12' 6" (3.53m x 3.81m)

Stone feature fireplace and hearth, open fire grate. Radiator, bay window to front overlooking front garden, carpet, delightful outlook.

DINING ROOM 10' 5" x 12' 10" (3.17m x 3.91m)

Double doors overlooking rear garden, glazed side panels, radiator, vinyl flooring, opening to:

KITCHEN 6' 11" x 9' 6" (2.11m x 2.89m)

Range of cupboard and drawers with wooden doors and drawer fronts with brushed satin stainless steel handles, complimentary work surfaces, tiled walls, 1 and half bowl stainless steel sink with mixer tap, 4 burner gas hob with extractor above, eye level double oven, wall mounted Vaillant gas boiler, downlighters, integrated fridge/freezer, vinyl flooring.

ON THE FIRST FLOOR

LANDING

Access to roof space, wooden balustrade, window to side.

BEDROOM 1 11' 7" x 12' 6" (3.53m x 3.81m)

Bay window to front, radiator.

BEDROOM 2 8' 10" x 12' 10" (2.69m x 3.91m)

Window to rear overlooking garden, radiator.

BEDROOM 3 8' 11" x 9' 6" (2.72m x 2.89m)

Built in storage cupboard, radiator, window to rear overlooking garden.

BATHROOM

White suite, panelled bath, low level WC, wash hand basin with cupboard beneath, vinyl flooring, radiator, shaver point. Window to side, diamond shape feature leaded window.

OUTSIDE

The property has a driveway suitable for 2 cars, lawned area with shrub borders, holly tree, hydrangea bush, double gates leading to additional parking car port 19'9 x 9'6 and detached garage 19 x 9'9, featuring utility area, sink, power and light, additional side door. The rear garden is a particular feature of the property measuring (150ft). Outside the dining area is a secluded patio area adjacent to the house and leading to the car port/garage. Raised ragstone walled beds with established shrubs, including sedum, clematis and ferns, lawned area with additional shrub borders, fully fenced boundaries, pathway leading to wooden summer house, covered seating area with climbing plants include white wisteria, pathway leading to additional area with raised beds previously used as a vegetable plot, storage area and large garden shed.

Directions

From Maidstone leave in a southerly direction on Stone Street, a continuation of which is the Loose Road A229, taking the fifth turning on the left into Plains Avenue, then take the first right into Marion Crescent and then at the end of the road turn left into Cranborne Avenue and the property will be found a short distance along on the right hand side.



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