



13 Cranborne Avenue
Maidstone
ME15 7EB

Guide Price £450,000 to £475,000

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Description

A classically designed 1930's detached house, featuring a gable topped double bay with arched entrance porch. The accommodation is bursting with character features and is located in a sought after, non estate location on the southern outskirts of the County Town. The property will make a highly desirable family home for the prospective buyers looking for traditional values in a residence. The rear garden is a real feature and extends to 150 ft, well stocked with mature shrubs and trees and is full of spring bulbs. The extended layout is arranged on two floors measuring just shy of 1200 sq ft, with gas heating and double glazing. The accommodation features an arched entrance porch, hallway with storage cupboards and timber balustrade, lounge with a fireplace and bay window (southern aspect), separate dining room with casement door to garden, breakfast room, kitchen with appliances overlooking the rear garden, utility room and cloakroom. On the first floor there is a landing with access to roof space, three double bedrooms and a just fitted shower room. To the front there is a driveway and garage. Viewing is highly recommended!

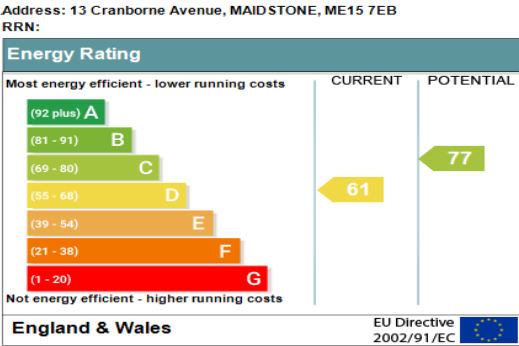
Location

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.

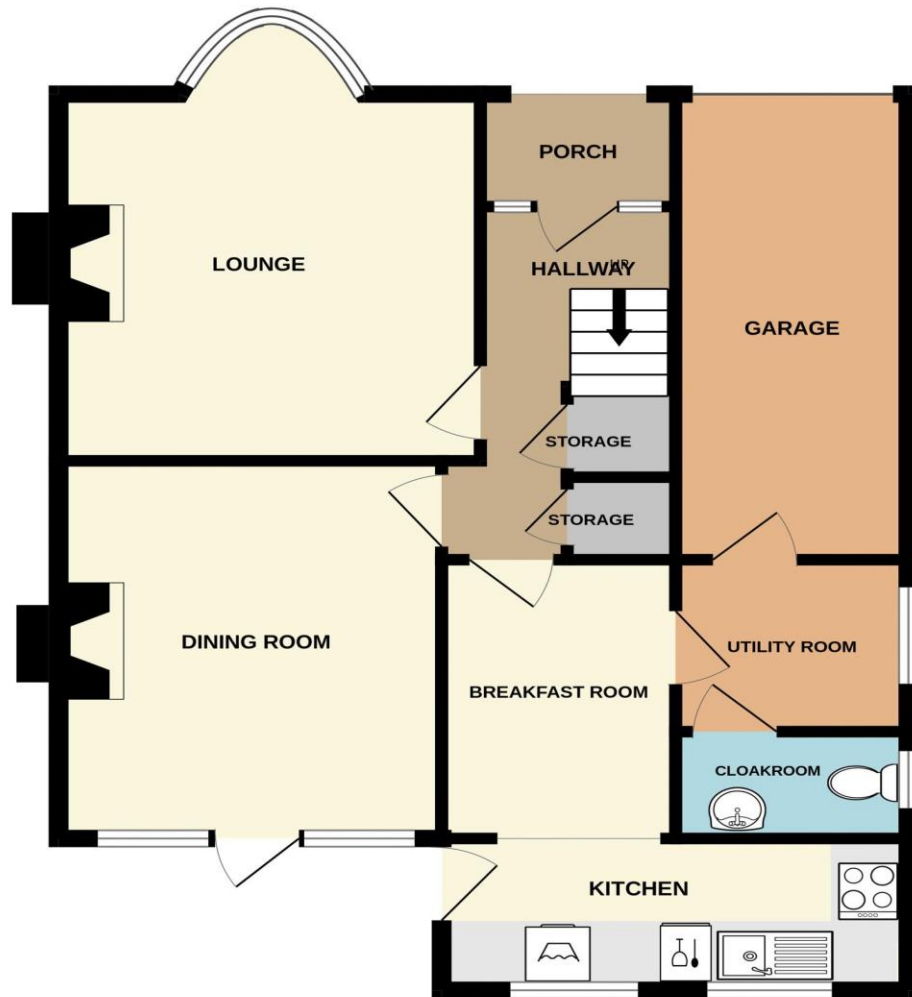
Council Tax Band
E

VIEWINGS STRICTLY BY
APPOINTMENT

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



GROUND FLOOR
710 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 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

All internal doors are original with brass furniture.

ARCHED ENTRANCE PORCH

Classic checkerboard quarry tile flooring, original wooden entrance door with glazed panel and side panel windows, meters storage cupboard.

ENTRANCE HALL 13' 0" x 6' 0" widening to 7' 0" (3.96m x 1.83m)

Picture rail, staircase to first floor with timber balustrade and newel post, radiator, under stairs storage cupboard housing electricity meter, built-in storage cupboard with shelving.

LOUNGE 15' 3" (into bay) x 12' 7" (4.64m x 3.83m)

Beautiful bay window to front affording a southern aspect, Adam style fire surround with inset veined marble, matching hearth and fitted open grate, radiator, picture rail.

DINING ROOM 12' 10" x 11' 5" (3.91m x 3.48m)

Windows and single casement door opening onto the patio in the garden, cast iron feature fireplace with raised basket and ceramic hearth, picture rail, radiator.

BREAKFAST ROOM 9' 6" x 7' 0" (2.89m x 2.13m)

Decorative beams, radiator, door to utility room, two steps and hand rail down to:

KITCHEN 13' 9" x 5' 2" (4.19m x 1.57m)

Range of high and low level units with stainless steel fittings with a sage green finish, slate effect working surfaces, stainless steel sink and drainer, integrated Beko oven and electric 4 burner hob, extractor hood above, integrated under counter fridge, Bosch

slimline dishwasher, space for washing machine, tiled splashbacks and upstand, two windows overlooking the rear garden, single casement door to garden and radiator.

UTILITY ROOM 9' 6" x 5' 8" (2.89m x 1.73m)

Wood laminate flooring, window to the side. Door to integral garage and door to:

CLOAKROOM

Wood laminate flooring, wash hand basin, low level WC and window to side.

ON THE FIRST FLOOR

LANDING 8' 8" x 7' 0" (2.64m x 2.13m)

Access to roof space, window to side, picture rail.

BEDROOM 1 15' 3" (into bay) x 12' 6" (4.64m x 3.81m)

Bay window to the front affording a southern aspect, double radiator, picture rail.

BEDROOM 2 12' 6" x 9' 10" (max) (3.81m x 2.99m)

Window overlooking rear garden, fitted wardrobes and storage, built-in airing cupboard housing Worcester boiler and lagged cylinder, double radiator, picture rail.

BEDROOM 3 9' 8" x 8' 8" (2.94m x 2.64m)

Window to rear, double radiator and picture rail.

SHOWER ROOM 7' 0" x 6' 0" (2.13m x 1.83m)

Window to front afford a southern aspect, low level WC, wash hand basin with chrome fittings, shower cubicle with glass screen and Aqualisa Quartz smart digital shower and Quartz classic dual outlet remote,

slate effect ceramic wall tiling, wood laminate flooring, wall mounted corner cabinet and radiator.

OUTSIDE

The front of the property has a walled and Laurel hedge boundary, concrete driveway leading to an integral garage measuring 15'8 by 7' with double wooden entry doors at the front and an internal pedestrian door into the utility room, cherry tree, flower bed with mature shrubs, lawned area, concrete driveway and side pedestrian access into the rear garden. The rear garden is a particular feature and measures an impressive 150ft in length, generous sized crazy paved patio adjacent to the house with a gentle slope or shallow steps down into the formal lawned area of the garden, fully enclosed and well stocked with mature trees and shrubs. There is a timber shed, an outside light, tap and water butt.

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 left hand side.



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