



9 Barham Close
Maidstone
ME15 9JY

Guide Price £275,000 to £300,000

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Description

A well-proportioned semi-detached bungalow situated on the southern outskirts of the town, arranged over a single level and extending to over 1,000 sq. ft.

The property occupies a good-sized plot, featuring a south-facing rear garden measuring approximately 38' x 88', complete with outbuildings.

It is conveniently located within a quarter of a mile of a range of local amenities and benefits from regular bus services to Maidstone Town Centre.

The accommodation includes an entrance hall, living room, kitchen, utility room, conservatory, dining room, two double bedrooms, and a shower room. The roof space is boarded and fitted with Velux windows. Further features include a driveway, garage, gas central heating, double glazing, and several disabled adaptations.

Viewing is highly recommended, and the property is offered for sale with no forward chain.

Location

Located in a well established residential position within a quarter of a mile of a good selection of shops on the Parkwood development, with local schools, community center and playing fields. Beyond which is open countryside, ideal for walkers. Regular bus services are available nearby with access to the County Town some one and a half miles distant.

Council Tax Band

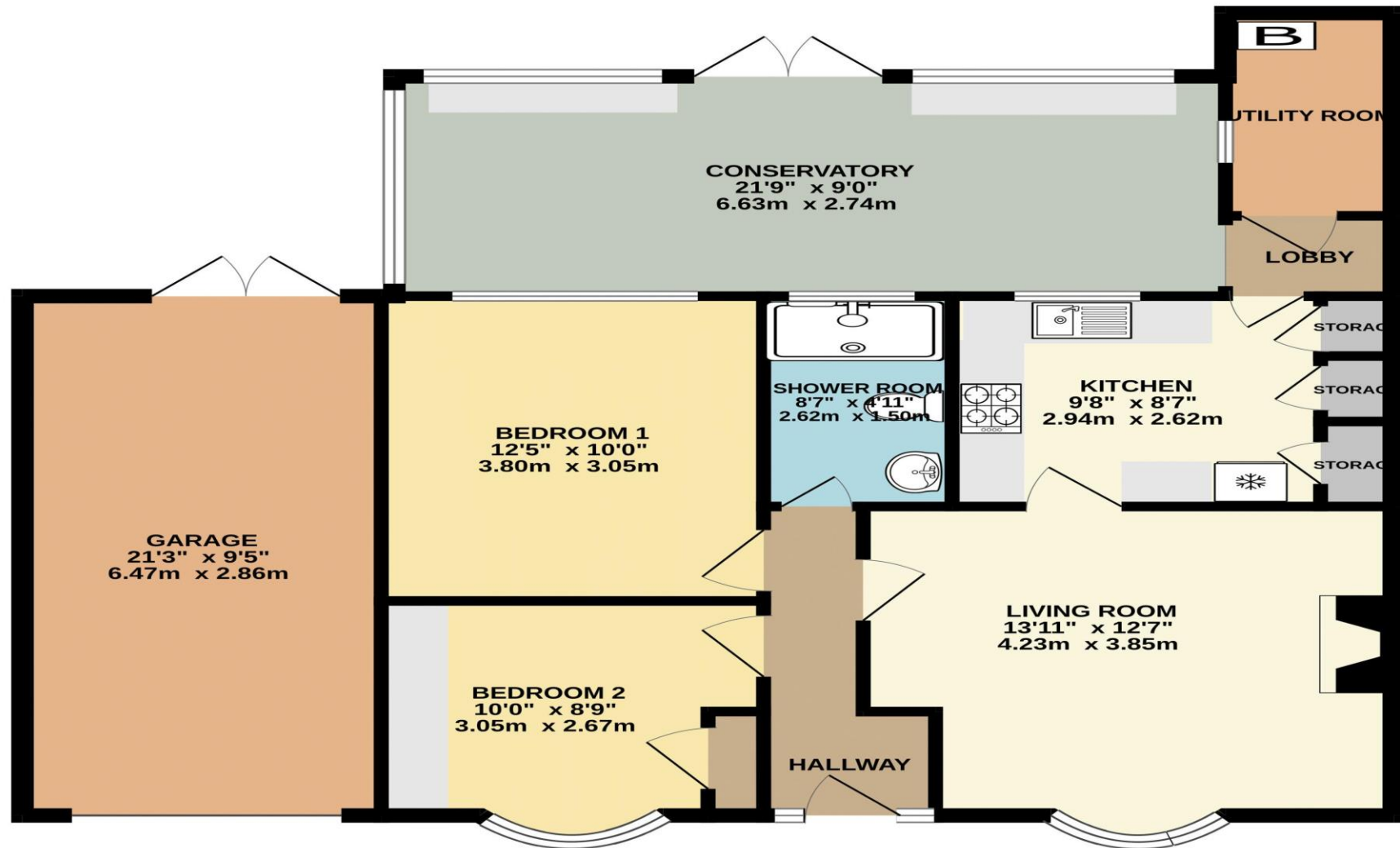
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VIEWINGS STRICTLY BY APPOINTMENT

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



GROUND FLOOR
1008 sq.ft. (93.7 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.7 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

Measuring 13' long with half glazed leaded light entrance door with glazed sidel panel, outside lighting, radiator, access to insulated and boarded roof space with two Velux windows to the rear.

LIVING ROOM 13' 10" x 12' 8" *plus Bay window*
(4.21m x 3.86m)

Timber fire surround with inset tiling and matching hearth, open grate, oriel bay window to front with leaded light fans, radiator.

KITCHEN 9' 9" *plus storage cupboards* x 8' 6"
(2.97m x 2.59m)

Fitted with units having white door and drawer fronts with granite effect working surfaces, white acrylic one and a half bowl sink, range of high and low level cupboards, gas cooker, oven and grill, extractor hood above. Hotpoint fridge freezer, ceramic tiled floor, tiled splashbacks, window overlooking the rear, plumbing for dishwasher, range of built-in storage cupboards. Half glazed stable door to:

CONSERVATORY 25' 8" x 9' 0" (7.82m x 2.74m)

Ceramic tiled floor, polycarbonate roofing, built-in window seating, double aspect windows with fitted vertical blinds, double casement doors to garden, southern aspect.

UTILITY ROOM 8' 3" x 4' 7" (2.51m x 1.40m)

Plumbing for washing machine, Ideal gas fired boiler supplying central heating and domestic hot water throughout.

BEDROOM 1 12' 5" x 10' 1" (3.78m x 3.07m)

Double glazed patio doors to conservatory with fitted vertical blinds, radiator.

BEDROOM 2 10' 0" x 8' 0" (3.05m x 2.44m)

A range of built-in wardrobe cupboards, radiator, oriel bay window to front, further built-in storage cupboard.

SHOWER ROOM

Step in shower, electric shower unit, curtain and rail, wash hand basin, low level WC, fan heater, chromium plated heated towel rail, fully tiled walls, window to rear.

OUTSIDE

Attached garage measuring 22' by 9'5" with an up and over entry door, approached by driveway providing additional parking. The front garden is mainly laid to lawn with a selection of shrubs. The good sized rear garden, measuring approximately 88' x 38', features a paved patio area adjacent to the property, a lawned section, a summer house, a Palm tree, a trellis arch adorned with Clematis, a timber shed, greenhouse, tool shed, large pond, and a variety of established plants including Conifers and a Bay tree.

Directions

From our Bearsted office, head south on Thurnham Lane towards Ware Street, turn right onto Ware Street, turn left onto Hog Hill, at the roundabout take the 1st exit onto Windmill Heights turning immediately right onto Roseacre Lane. continue onto Spot Lane, Spot Lane turns slightly left and becomes Mallards Way, at the roundabout take the 2nd exit onto Deringwood Drive, turn left onto Church Road, continue onto Gore Court Road, turn right onto Sutton Road/A274, turn left onto Wallis Avenue, turn right onto Barham Close and the property will be found on the left hand side.



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