



3 Blendon Road
Maidstone
ME14 5QA
Asking Price £450,000

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Description

An extended Californian-style semi-detached home, ideal for a growing family, positioned on a highly sought-after road within a development renowned for its excellent amenities.

The property sits on an attractive, professionally landscaped plot featuring a 47ft south-facing rear garden, offering an exceptional outdoor space.

The well-presented accommodation includes: an entrance porch, welcoming entrance hall, cloakroom, lounge, dining room, garden room, and an extended kitchen.

The first floor offers three well-proportioned bedrooms and a modern fitted bathroom supplied by Potts of East Malling.

Additional benefits include: a garage, resin driveway providing parking for 2–3 vehicles, UPVC double glazing, gas central heating, and the advantage of no forward chain.

Location

Situated in a well established position enjoying an open outlook on this sought after residential development, with its local shops which provide for everyday needs, community centre, the adjacent Vinters Valley Nature Reserve with its ninety acres of park like grounds with excellent educational facilities from Eastborough and Valley High catering for infants, juniors and seniors.

Council Tax Band
D

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		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1229 sq.ft. (114.2 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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ON THE GROUND FLOOR

ENTRANCE CANOPY

Outside light, quarry tiled flooring, composite entrance door painted red with brass furniture and glazed side panel.

ENTRANCE HALL

Radiator, staircase to first floor, two understairs storage cupboards one housing consumer unit.

CLOAKROOM

Tile effect vinyl flooring, WC, wash hand basin with mixer tap, window to side, tiled walls to dado height with decorative border and tile.

LOUNGE 13' 1" x 12' 0" (3.98m x 3.65m)

Large picture window to front bathing the room in natural light, brick fireplace surround with stone hearth and inset living fame electric fire, radiator, wide opening to:

DINING ROOM 11' 4" x 10' 0" (3.45m x 3.05m)

Radiator, glass sliding doors to:

GARDEN ROOM 9' 5" x 9' 0" (2.87m x 2.74m)

Tiled flooring, exposed brick, radiator, double casement doors and two windows overlooking the rear garden, two wall light points.

KITCHEN 14' 0" x 8' 2" (4.26m x 2.49m)

A great selection of high and low level units with cream door and drawer fronts and complimenting granite effect working surfaces, one and a half bowl black acrylic sink with mixer tap and drainer, integrated fridge freezer, Neff dishwasher, eye level

oven and grill, four burner gas hob with extractor hood above, space for washing machine, Vaillant wall mounted gas fired boiler, two windows overlooking rear garden, single casement door to garden, tiled splashbacks and upstand, under counter lighting and low voltage recessed lighting.

ON THE FIRST FLOOR

LANDING

Window to side, loft access, airing cupboard housing hot water cylinder, second built-in storage cupboard with shelving.

BEDROOM 1 13' 7" (max - into wardrobes) x 10' 0" (4.14m x 3.05m)

Built-in wardrobes with sliding mirrored doors, radiator, window to rear.

BEDROOM 2 11' 0" x 10' 3" (3.35m x 3.12m)

Radiator, window to front with pleasant open outlook.

BEDROOM 3 7' 8" x 7' 3" (2.34m x 2.21m)

Radiator, window to front, wall light point.

BATHROOM 8' 3" x 5' 5" (2.51m x 1.65m)

White suite with chrome fittings, underfloor heating, built-in vanity unit with wash hand basin with mixer tap, WC with concealed cistern, storage drawers and cupboards, panelled bath with shower over and glass shower screen, chromium plated heated towel rail, tiled flooring, dual aspect windows to rear and side, and fully tiled walls.

GARAGE 20' 8" x 8' 4" (6.29m x 2.54m)

Electric, light and power, stainless steel sink with cupboards beneath, a range of wall mounted storage cupboards, electric up and over entry door to the front, pedestrian door to the rear garden.

OUTSIDE

The front has a good-sized resin bonded driveway with brick paviour border providing parking and raised beds with shrubs.

The rear garden is south facing and measures approx 47' and has previously been professionally landscaped and designed, with an extensive paved patio adjacent to house and decorative gravel relief, with brick paviour fairy paths, pergola, artifical lawned area, timber garden shed, water butt, outside tap, fully fenced and walled boundaries and a good selection of mature shrubs and trees including Magnolia, Buddleia and Cyanotis providing all year round colour.

Directions

From our Penenden Heath Office leave in an easterly direction along Penenden Heath Road. At the Chiltern Hundreds roundabout take the third exit into Sittingbourne Road and first left into Hampton Road and then take the 4th right into Alkham Road and then first left into Blendon Road and the property will be found on the left hand side, as indicated by our signboard.



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