



**23 Hereford Road
Maidstone
ME15 7NE
OIRO £300,000**

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Description

This charming 1940s semi-detached home presents an excellent opportunity for buyers looking to create their dream property. Having been lovingly owned by the same family for over 75 years, it's now ready for a new chapter. The accommodation offers a spacious lounge/diner, kitchen, and welcoming hallway on the ground floor. Upstairs you'll find three bedrooms (two good sized doubles and one single), a family bathroom, and a separate WC. Outside, the property boasts a large rear garden, perfect for families or those with green fingers, along with a driveway to the front providing off-road parking. Situated in a good location close to local amenities and schools, the home is within easy walking distance of Mote Park's 450 acres of beautiful green space—ideal for walks, recreation, and relaxation. With plenty of scope and potential, this property is ready to be transformed into a wonderful forever home. Sold with no forward chain.

Location

Located in this well established and popular residential position on the southern outskirts of the town. Shepway has its own selection of amenities which include shops providing for everyday needs, local infant and junior schools, together with regular bus services into Maidstone from the Sutton Road. Mote Park is within 3/4 of a mile and has a boating lake, leisure centre and municipal swimming pool. The town centre is some 1 1/2 mile distant and offers a more comprehensive selection of amenities including a wider range of schools for older children , two museums, theatre, county library, multi-screen cinema and two railway stations connected to London.

Council Tax Band
C

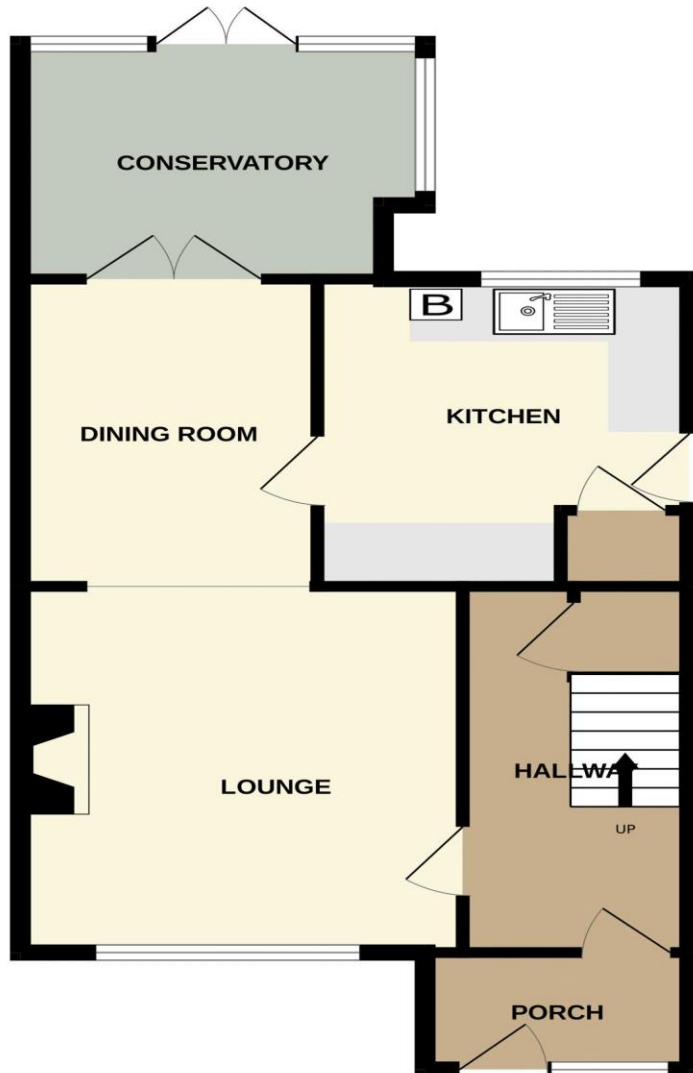
VIEWINGS STRICTLY BY
APPOINTMENT

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		
69-80	C		74 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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 PORCH

Glazed UPVC entrance door and side panel window.

ENTRANCE HALL

Wooden fluted glass entrance door to a generous hallway with stairs to first floor, understairs storage cupboard and double radiator.

LOUNGE 24' 2" x 12' 6" (7.36m x 3.81m)

Window to front with fitted vertical blinds, two radiators, wooden fireplace surround and wide opening to:

DINING ROOM 11' 2" x 8' 5" (3.40m x 2.56m)

Radiator, glass doors to:

CONSERVATORY 11' 6" x 8' 10" (3.50m x 2.69m)

Windows and doors out to the rear garden.

KITCHEN 10' 6" x 9' 6" (3.20m x 2.89m)

A good range of high and low level units with wood effect door and drawer fronts and complimenting working surfaces, stainless steel sink with drainer, window overlooking the rear garden, wall mounted Glow-worm boiler, radiator, glazed door to the side.

ON THE FIRST FLOOR

LANDING

Window to side, radiator and access to roof space.

BEDROOM 1 11' 5" x 10' 3" (3.48m x 3.12m)

Window to front with fitted vertical blinds, radiator, tiled fireplace surround, two built-in storage cupboards.

BEDROOM 2 11' 2" x 10' 2" (3.40m x 3.10m)

Window to front with fitted vertical blinds overlooking the rear garden, radiator and built-in storage cupboard.

BEDROOM 3 8' 4" x 8' 3" (2.54m x 2.51m)

Window to front with fitted vertical blinds and radiator.

BATHROOM 7' 7" x 5' 1" (2.31m x 1.55m)

Window to side, radiator, white suite with chrome fittings, wash hand basin, panelled bath with shower over and built-in airing cupboard housing water cylinder.

CLOAKROOM

Window to side, white low level WC.

OUTSIDE

The front of the property has a concrete driveway for one vehicle, with a gravelled area which could easily be used for extra parking, picket fence boundary and side pedestrian access. The rear garden is a good size measuring approximately 70 ft in length and is currently mostly paved with some lawned areas, fully fenced boundaries and a blockwork implement store with attached outside WC.

Directions

From Maidstone leave in a southerly direction on Stone Street, a continuation of which is the Loose Road A229. At The Wheatsheaf public house bear left onto The Sutton Road A274, take the second turning on the left into Northumberland Road and Hereford Road will be found first turning on the right. The property being a short distance along on the left.



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