



**85 Grecian Street
Maidstone
ME14 2TT**
Guide Price £275,000 to £300,000

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Description

A charming two-bedroom Victorian terrace, part rendered with dressed ragstone and attractive Gothic reveals.

Beautifully presented to an exceptionally high standard, the property is situated on the favoured northern outskirts of town, within half a mile of the town centre and mainline railway station.

The accommodation extends to approximately 669 square feet and comprises a lounge, kitchen/breakfast room, two well-proportioned double bedrooms, and a luxury bathroom featuring his and hers sinks.

An internal viewing is highly recommended to fully appreciate the quality and character of this delightful home.

Location

Located on the favoured northern outskirts of the town. Conveniently placed within 1/2 mile of the town centre with its excellent selection of amenities which include two museums, theatre, County library, multi-screen cinema, two railway stations connected to London, excellent shopping facilities at the Mall and Fremlins Walk and a wide selection of schools and colleges for all children. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

Council Tax Band

B

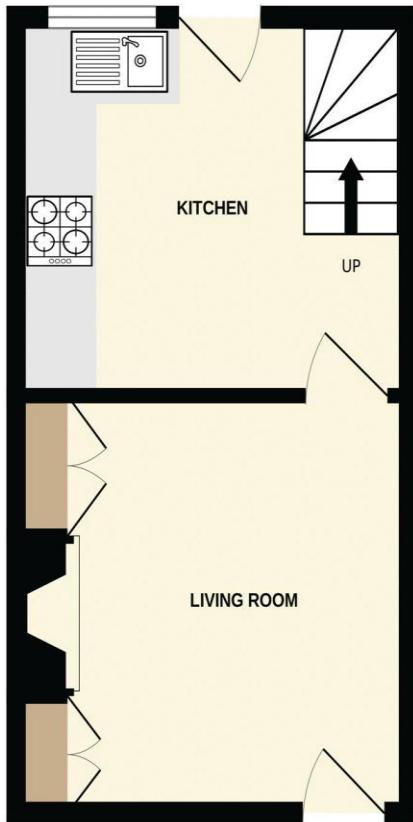
VIEWINGS STRICTLY BY APPOINTMENT

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

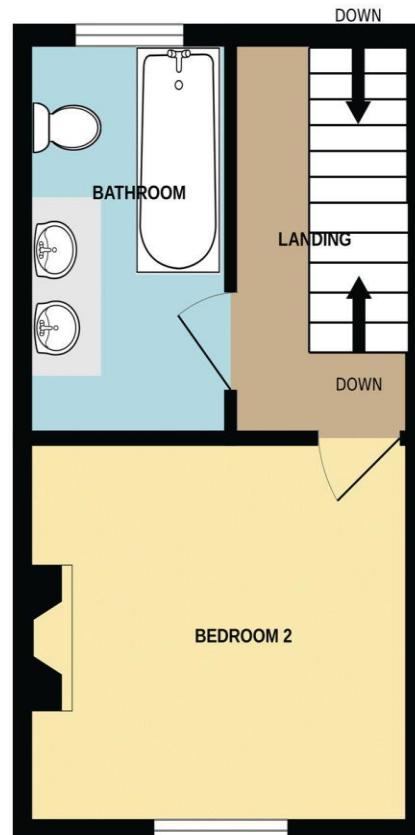


Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

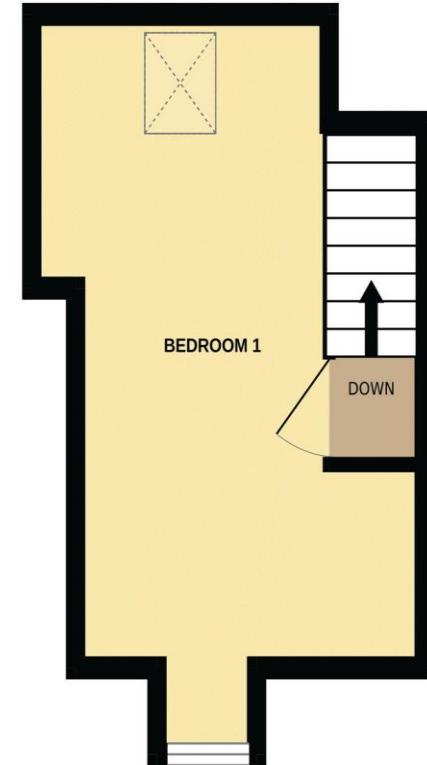
GROUND FLOOR
238 sq.ft. (22.1 sq.m.) approx.



1ST FLOOR
240 sq.ft. (22.3 sq.m.) approx.



2ND FLOOR
187 sq.ft. (17.3 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.7 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

An iron gate with steps leading down from the pavement to a concrete courtyard front garden, complete with an outside light and a UPVC composite entrance door with chrome fittings.

LOUNGE 10' 8" x 12' 0" (3.25m x 3.65m)

Beautifully presented lounge featuring an electric log-burning stove with a bressumer beam above, complemented by built-in fireside storage cupboards and display shelving. The room also benefits from wood laminate flooring, a radiator, and a front-facing window with fitted blinds.

KITCHEN/DINER 12' 0" x 9' 8" (3.65m x 2.94m)

A great range of high and low level cupboards finished with painted mint green door and drawer fronts, complemented by coordinating work surfaces. The kitchen features an integrated oven with four-burner electric hob and extractor hood above, a stainless-steel sink with mixer tap and drainer, and plumbing for a washing machine. Further benefits include ceramic tiled flooring, low-voltage recessed lighting, a rear-facing window with fitted blind, and a glazed single casement door opening to the rear garden. A staircase leads to the first floor.

ON THE FIRST FLOOR

LANDING

Built-in storage cupboard housing gas fired boiler (5 years old) and staircase to second floor.

BEDROOM 2 12' 2" x 10' 0" (3.71m x 3.05m)

A cast iron Victorian-style register fireplace featuring a raised basket, hearth, and wooden mantelpiece surround. The room also benefits from a front-facing window with fitted blind and a radiator.

BATHROOM 6' 4" x 10' 4" (1.93m x 3.15m)

Modern and contemporary bathroom, white suite with chrome fittings, styling built-in vanity with built-in storage and fitted twin vessel sinks with a deck-mounted faucets, low level WC, panelled bath with shower over and glass shower screen, fully tiled walls with decorative border, chromium plated heated towel rail, wood laminate flooring, window to rear with fitted blinds and low voltate recessed lighting.

ON THE SECOND FLOOR

BEDROOM 1 16' 8" x 11' 2" (5.08m x 3.40m)

With a front-facing window and a rear Velux window, both fitted with blinds, the room also benefits from eaves storage and a radiator.

OUTSIDE

The rear garden is attractively tiered across three levels. Accessed directly from the kitchen, the first patio area leads via steps to a further raised patio, ideal for al fresco dining. The third tier offers a generous lawned area with a pathway leading to a gravelled seating space to the rear, bordered with shrubs, along with a timber storage shed. Additional features include rear pedestrian access, fully fenced boundaries, outside lighting and an external tap.

Directions

From our Penenden Heath Office proceed in a southerly direction into Boxley Road and Grecian Street will be found sixth turning along on the left hand side. The property will be found towards the end of the road on the left hand side.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN

