



108 Forest Hill  
Tovil, Maidstone  
ME15 6SP

Guide Price £300,000 - £325,000

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## Description

Beautifully presented & extended semi-detached home, this stunning and thoughtfully extended semi-detached property offers stylish and spacious living in a sought-after location, just ½ mile from the town centre and the scenic Mote Park. With easy access to the Loose Valley Nature Reserve, this home perfectly balances convenience with countryside charm. Key Features: Modern Kitchen – contemporary units and elegant oak worktops, ideal for everyday cooking and entertaining. Family Room Addition – A bright and airy extension providing versatile living space, perfect as a family lounge or dining area. Generous Rear Garden – Approximately 50' in length, offering ample outdoor space for relaxation, play, or gardening. Ample Parking – A 55' long private driveway provides off-road parking for multiple vehicles. Prime Location – Convenient access to local amenities, top schools, town centre, and major parks, including Mote Park and Loose Valley Nature Reserve. This beautifully maintained home is perfect for families or professionals looking for space, comfort, and a prime location. Early viewing is highly recommended!

## Location

Located close to the river with tow path walks back into the town centre, passing Amphi theatre and Millennium Park. There are shops including a supermarket, a just opened highly regarded infant and junior school. Maidstone the town centre is some one mile distant and offers a comprehensive selection of amenity including two museums, theatre, County library, multi-screen and two railway stations connected to London. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports. For older children there is a selection of schools and colleges in and around the town centre.

## Council Tax Band

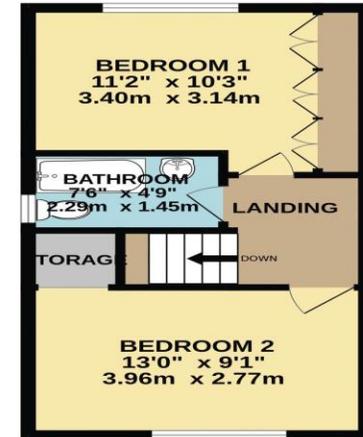
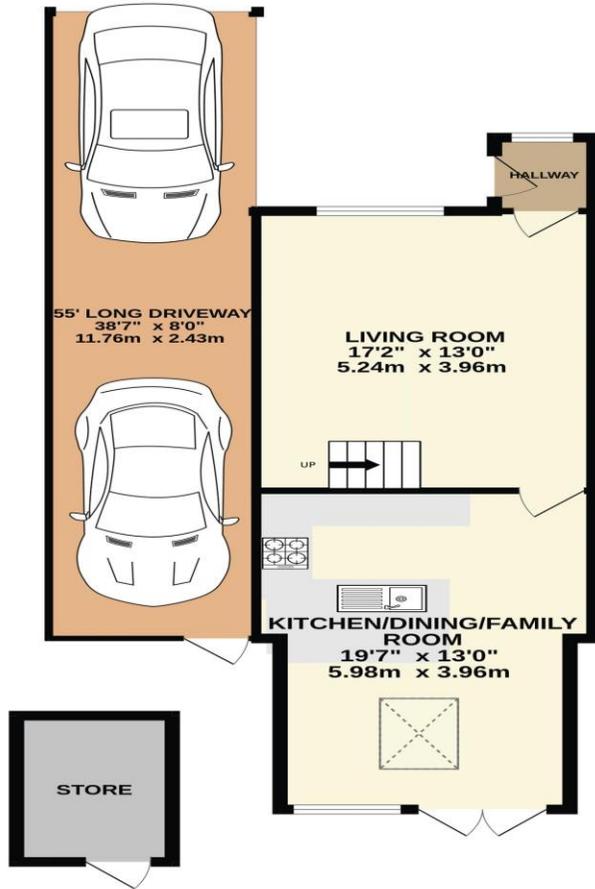
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## VIEWINGS STRICTLY BY APPOINTMENT

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

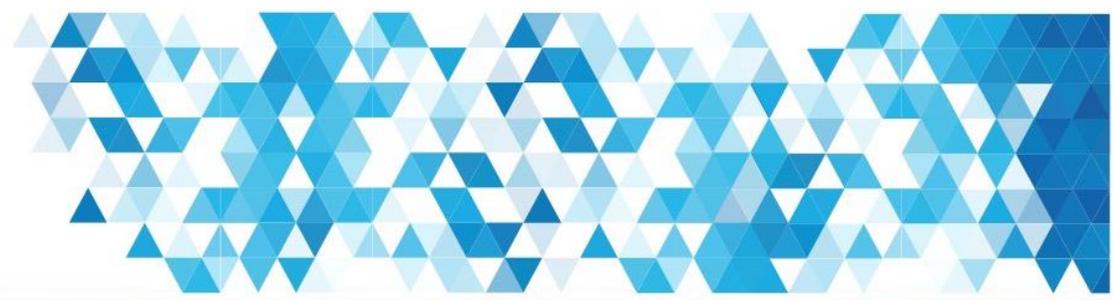


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 754sq.ft. (70.0 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

### ENTRANCE PORCH

Half glazed composite front door with glazed side panel, window to front, Portugese highly decorative tiles, outside light, meter cupboards. Door to:

### LOUNGE 17' 2" x 13' 0" (5.23m x 3.96m)

Engineered oak flooring, window to front, fitted blinds, radiator, understairs cupboard.

### KITCHEN/DINER/FAMILY ROOM 17' 9" x 12' 9" narrowing to 11'3 in family room (5.41m x 3.88m)

Portugese highly decorative tiled flooring, Cream high gloss door and drawer fronts, solid oak block working surfaces, metro tiling, one and half bowl stainless steel sink with mixer tap, double electric oven, four burner gas hob with extractor above, space for washing machine, dishwasher, fridge/freezer, downlighters, double casements doors and window to rear, velux roof light.

## ON THE FIRST FLOOR

### LANDING

Access to roof space, combination boiler, loft ladder.

### BEDROOM 1 13' 0" max x 9' 5" (3.96m x 2.87m)

Fully fitted wardrobes, radiator, window to front.

### BEDROOM 2 13' 0" x 10' 0" (3.96m x 3.05m)

Window to rear, radiator.

### BATHROOM 7' 8" x 4' 9" (2.34m x 1.45m)

Vinyl flooring, white panelled bath with glass shower screen, electric shower with rainforest attachment, wash hand basin with cupboard beneath, chrome taps, low level WC, heated towel rail, aquaboard panels, in built storage area, window to side.

## OUTSIDE

To the front the property benefits from parking for several vehicles, lawned area with shrub borders and flowers, side pedestrian access. The rear garden is fully fenced, patio adjacent to the property, side pedestrian access, lawned area with shrubs and flowers.



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