



**Arran Road, Maidstone, ME15 9TE**  
**Offers In The Region Of £650,000**



\*\*\*NO FORWARD CHAIN\*\*\*

FOUR BEDROOM DETACHED FAMILY HOME SET ON A GENEROUS PLOT OF APPROXIMATELY 1/3 ACRE, POSITIONED IN A HIGHLY SOUGHT-AFTER CUL-DE-SAC WITHIN WALKING DISTANCE OF LOOSE PRIMARY SCHOOL.

This excellent family home offers versatile and well-proportioned accommodation throughout. The ground floor comprises an entrance porch leading into a welcoming hallway, a front-facing lounge, and a kitchen and dining room the rear of the property along with a utility room and ground floor cloakroom. There is also a useful study to the front.

Upstairs, the property benefits from four double bedrooms and a family bathroom, making it ideal for growing families.

Externally, the property sits on a substantial plot of approximately one-third of an acre. To the front, there is a driveway providing off-road parking, leading to a garage with a workshop to the rear. The beautifully maintained rear garden is a real highlight, featuring lawned areas, a patio, well-established hedging, and colourful flower beds.

Situated in the ever-popular village of Loose, the property is perfectly placed for families, falling within the catchment area for the highly regarded Loose Primary School. A range of local amenities are within easy walking distance, including Sainsbury's Local, the Post Office, and The Chequers Inn. For commuters, Staplehurst and Marden mainline stations are just a short drive away, offering regular services to London Bridge, Waterloo, and Cannon Street.

Viewing is highly recommended. Please contact Page & Wells Loose Office to arrange your appointment.



## GROUND FLOOR

### Entrance Hall

Lounge 15'8" x 12'0" (4.80m x 3.67m)

Kitchen 11'9" x 9'9" (3.59m x 2.99m)

Utility Room 8'2" x 4'4" (2.50m x 1.34m)

Dining Room 13'8" x 12'1" (4.17m x 3.69m)

Study 11'5" x 8'1" (3.49m x 2.47m)

### FIRST FLOOR

Bedroom 1 15'8" x 12'0" (4.78m x 3.68m)

Bedroom 2 13'7" x 12'0" (4.16m x 3.68m)

Bedroom 3 13'5" x 8'7" (4.10m x 2.63m)

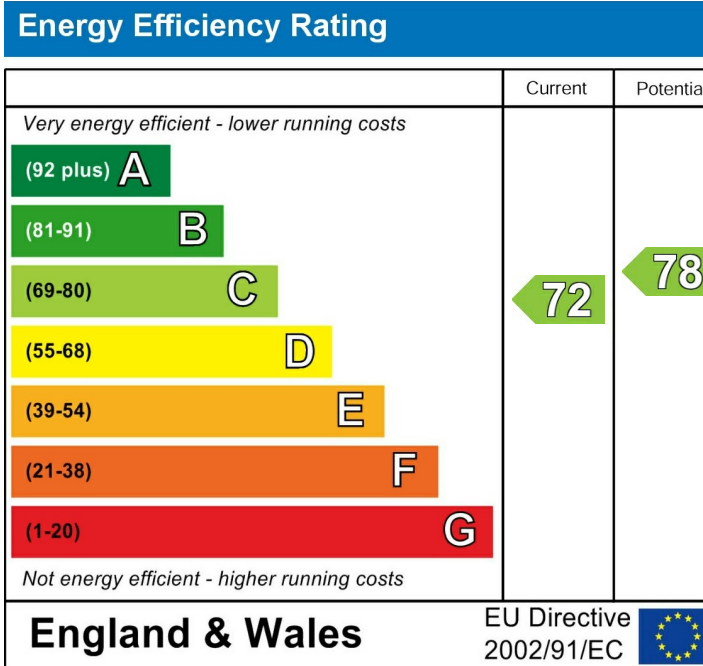
Bedroom 4 10'9" x 8'6" (3.29m x 2.61m)

Family Bathroom

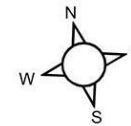
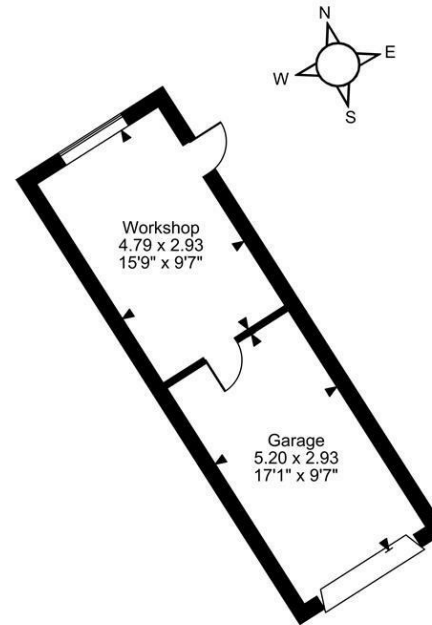
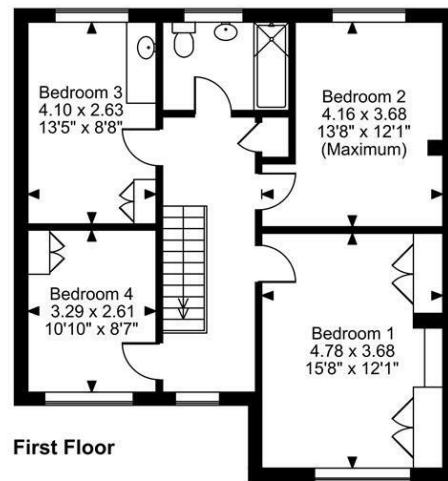
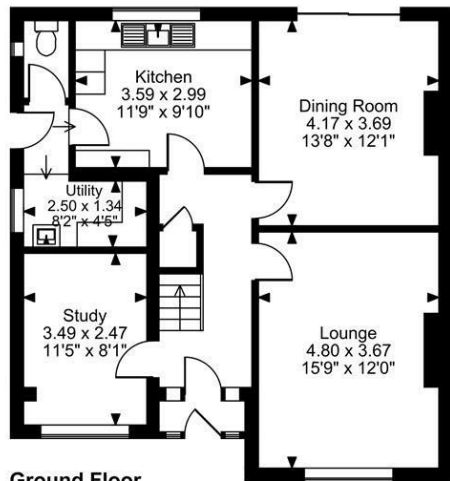
### EXTERNALLY

Garage 17'0" x 9'7" (5.20m x 2.93m)

Workshop 15'8" x 9'7" (4.79m x 2.93m)



Arran Road, Maidstone, Kent  
 Approximate Gross Internal Area  
 Main House = 1519 Sq Ft/141 Sq M  
 Garage & Workshop = 319 Sq Ft/30 Sq M  
 Total = 1838 Sq Ft/171 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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