



**SIBLEY PARES**

**CHARTERED SURVEYORS & ESTATE AGENTS**



**Hardy Street**

Maidstone, Kent ME14 2SH

**£395,000**

# Hardy Street

Maidstone, Kent, ME14 2SH

## Key Features

- Three bedroom terraced home, formerly two dwellings
- Prime Residential Location
- Within Walking Distance to Local Amenities and Stations.
- No onward chain

## Description

Well presented three bedroom family home with two kitchens in a much sought after location and within walking distance of Maidstone East Rail Station. The property is available with no onward chain.

The property has a modern contemporary decor throughout and comprises entrance porch, living room with bay window, modern fitted kitchen with appliances, downstairs cloakroom, large primary bedroom, second double bedroom and family bathroom. Externally the property has benefit for a private rear garden.

The lower ground floor which was formerly the cellar, benefits from the same decor and comprises large bedroom with two built in wardrobes, separate kitchen and separate W.C..



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## Location

Hardy Street is situated close to Maidstone Town Centre with in extensive selections shopping, restaurants and bars all within easy walking distance. Aldi supermarket is within a 2 minute walk.

Commuters will appreciate Maidstone East station offering a direct line to London Victoria and is only a 5 minute walk away from the property.

■ EPC Rating C & D

■ Council Tax Band C

■ Maidstone Borough Council

■ For Broadband Speed Refer to the Ofcom Website

For all Viewings and Enquiries contact:



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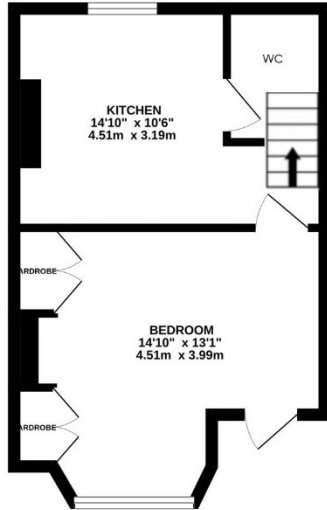


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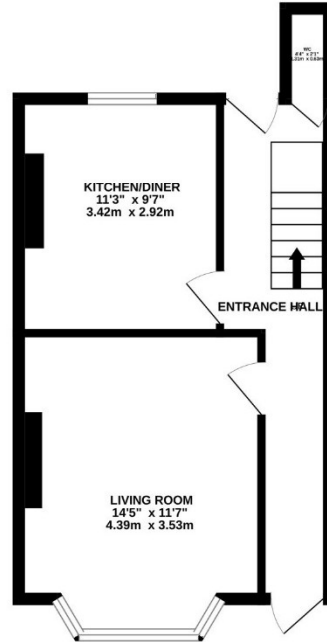


# Floorplan and Dimensions

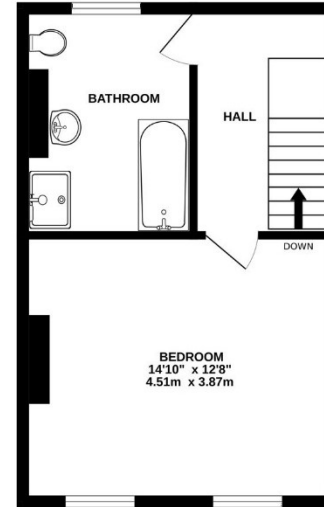
**BASEMENT**  
 315 sq.ft. (29.2 sq.m.) approx.



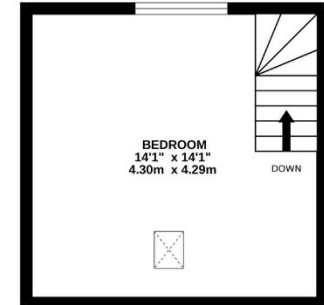
**GROUND FLOOR**  
 366 sq.ft. (34.0 sq.m.) approx.



**1ST FLOOR**  
 341 sq.ft. (31.6 sq.m.) approx.



**2ND FLOOR**  
 198 sq.ft. (18.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1220 sq.ft. (113.3 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

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares. Please note that in accordance with Money Laundering Regulations, we are now required to obtain proof of identity for purchasers.



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