



65 Perryfield Street
Maidstone
ME14 2SZ
Asking Price £250,000

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Description

Stunning Victorian terrace that has been thoughtfully transformed to offer a stylish and contemporary interior, beautifully enhanced by an abundance of natural light and impressive high vaulted ceilings. This charming home successfully blends period character with modern design, creating a bright and spacious living environment throughout.

Ideally situated in a well-established and highly sought-after residential area, the property lies just half a mile from Maidstone East mainline station, providing convenient transport links, and is also within easy reach of a range of excellent local amenities, shops, and services.

Offered to the market with no forward chain, this property presents an excellent opportunity for first-time buyers, investors, and those looking to downsize alike.

Location

The property is conveniently placed within half a mile of the centre of Maidstone with its excellent selection of amenities which include shopping facilities at The Mall and Fremlins Walk, Two museums, theatre, County library, multi-screen cinema and two railway stations connected to London (Maidstone East to Charing Cross within 56 minutes). The River Medway dissects the town and there are some attractive walks on the river bank together with The Millennium Park and amphitheatre. Educationally the area is well served with the local Northborough and St Pauls catering for infants and juniors with a wider selection of schools and colleges for older children in and around the town centre.

Council Tax Band

B

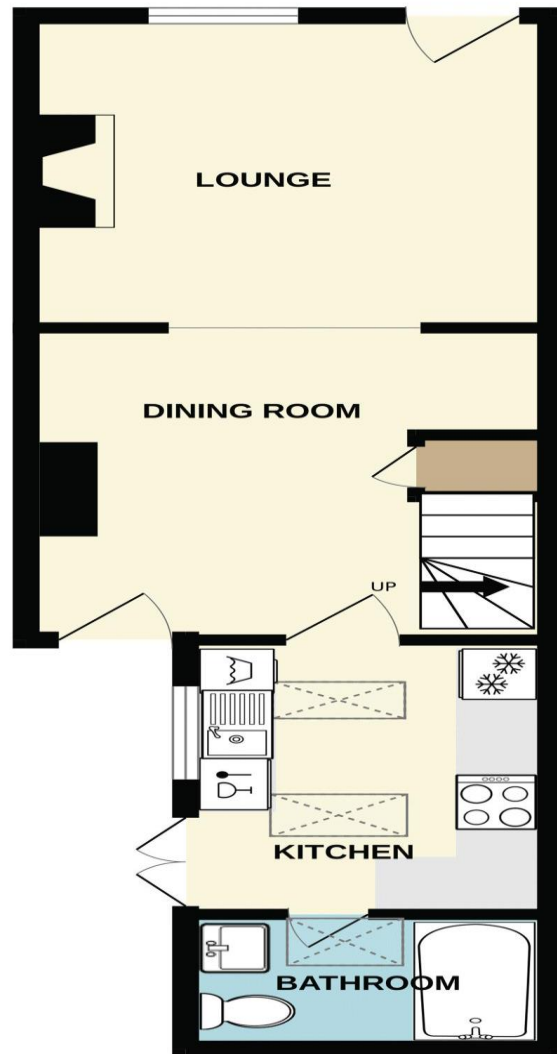
VIEWINGS STRICTLY BY APPOINTMENT

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

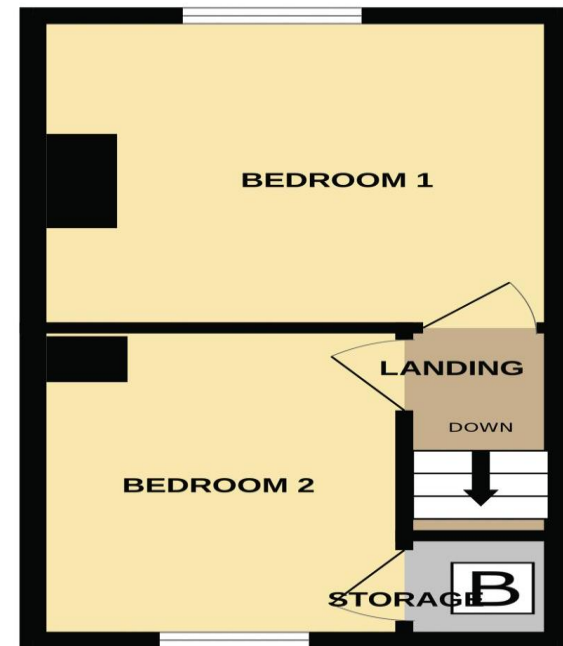


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
246 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 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 as to their operability or efficiency can be given.
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ON THE GROUND FLOOR

LOUNGE 11' 0" x 11' 6" (3.35m x 3.50m)

Half-glazed uPVC entrance door, front-facing window with fitted blind, and a fireplace featuring a granite surround and hearth with a contemporary mantel. Stained timber floorboards throughout, with a wide opening leading to:

DINING ROOM 11' 0" x 11' 6" (3.35m x 3.50m)

Continuous stained timber floorboards, staircase to the first floor with a contemporary wooden banister and stainless steel spindles, radiator, and an understairs storage cupboard with shelving. A slimline casement door provides access to the rear garden. Fireplace recess with a slate hearth and exposed brick feature wall, painted white.

KITCHEN 9' 8" x 8' 0" (2.94m x 2.44m)

Striking vaulted ceiling with exposed timbers, complemented by two Velux windows, a rear-facing window, and double hardwood doors opening onto the garden. An excellent range of high and low-level units with white high-gloss doors and drawers is paired with woodblock work surfaces. Integrated appliances include a dishwasher, fridge freezer, washing machine, and oven with a four-burner gas hob, stainless steel upstand, and extractor hood above. Natural slate flooring with mosaic thresholds, tiled splashbacks, and a stainless steel sink with mixer tap and drainer set into a veined marble-effect worktop complete the space.

BATHROOM 4' 8" x 7' 10" (1.42m x 2.39m)

Continuous natural slate flooring and a stylish white suite with chrome fittings, comprising a low-level WC with concealed cistern, wash hand basin with storage cupboards beneath, and a tiled, panelled double-ended bath with shower over and glass screen. Additional features include a chrome heated towel rail, window overlooking the garden, Velux window, and shaver point.

ON THE FIRST FLOOR

LANDING

Access to roof space and low-voltage recessed lighting.

BEDROOM 1 11' 0" x 11' 6" (3.35m x 3.50m)

Front-facing window, radiator, and low-voltage recessed lighting.

BEDROOM 2 11' 0" x 8' 8" (3.35m x 2.64m)

Rear-facing window, radiator, low voltage recessed lighting and a built-in cupboard housing a wall-mounted Worcester gas-fired combination boiler providing domestic hot water and central heating. A further cupboard below offers additional storage with a hanging rail.

GARDEN

The front of the property features heavy-set paving slabs with a quarry-tiled step leading to the entrance, complemented by external lighting.

The rear garden extends to approximately 37 ft and includes a flagstone patio adjoining the property. It benefits from fully fenced and hedged boundaries, an outside tap and lighting, rear pedestrian access gates, and a timber shed. There is also a section offering excellent potential to be landscaped into a lawned area, providing great scope to enhance and personalise the space.

Directions

From our Penenden Heath office proceed in a southerly direction onto the Boxley Road at the prison wall turn right into Lower Boxley Road, at the roundabout take the second exit into Fisher Street and Perryfield Street will be found second turning on the left, the property being found on the right hand side.



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