



Grace Avenue, Maidstone, Kent, ME16 0BS
Offers In The Region Of £450,000



The property is situated in a very popular residential area off the London Road approximately one mile from Maidstone town centre. The Maidstone/Allington area has excellent local amenities, including an out-of-town shopping centre with a Waitrose supermarket. There is easy access to the M20 motorway providing fast travel to London and the Kent coastline. The county town itself provides a wide range of shopping, educational and social facilities, together with two mainline stations.

The property comprises an extremely popular Cox style 3 / 4 bedroom family house. The property itself has attractive brick and rendered elevations under a tiled roof benefitting from double glazing and gas fired central heating. There is a good sized garden to the rear. An internal inspection is thoroughly recommended by the sole selling agents. Tenure: Freehold. EPC Rating: D. Council Tax Band: D.



ACCOMMODATION

Ground Floor:

Double glazed entrance door to ...

Entrance Hall

Staircase to first floor.

Living Room

Double glazed window to front elevation. Attractive open fireplace. Built-in unit providing display shelving and cupboards.

Dining Room

Double glazed door to garden. Door to living room. Door to ...

Kitchen

Range of work surfaces with cupboards, drawers and space under. Butler sink unit with mixer tap and cupboard beneath. Range of wall cupboards. Cannon oven with 4-ring gas hob and extractor fan over. Plumbing for washing machine. Double glazed window to rear elevation. Double glazed door to garden.

Bedroom Three

Double glazed bay window to front elevation.

Family Bathroom

Panelled bath. Pedestal wash hand basin. Low level WC. Part panelled walls. Double glazed window to side elevation.

First Floor:

Landing

Access to insulated roof space.

Bedroom Two

Double glazed window to rear elevation. Door to ...

Study/Occasional Bedroom Four

Double glazed window to side elevation. Cupboard concealing Vaillant gas fired boiler serving central heating and domestic hot water.

Bedroom One

Double glazed window to front elevation. Built-in wardrobe cupboards. Eaves storage cupboard.

EXTERNALLY

A brick paved driveway provides extensive parking, leading on to the side of the property to a DETACHED GARAGE with up and over door, personal door, power and light. There is a lovely good sized REAR GARDEN. Immediately behind the property is a paved and shingled patio leading on to an area of lawn with flower borders, variety of shrubs and ornamental trees including a magnificent Poplar tree together with flowering Cherry.


VIEWING

Viewing strictly by arrangements with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB. Tel: 01622 756703.

DIRECTIONS

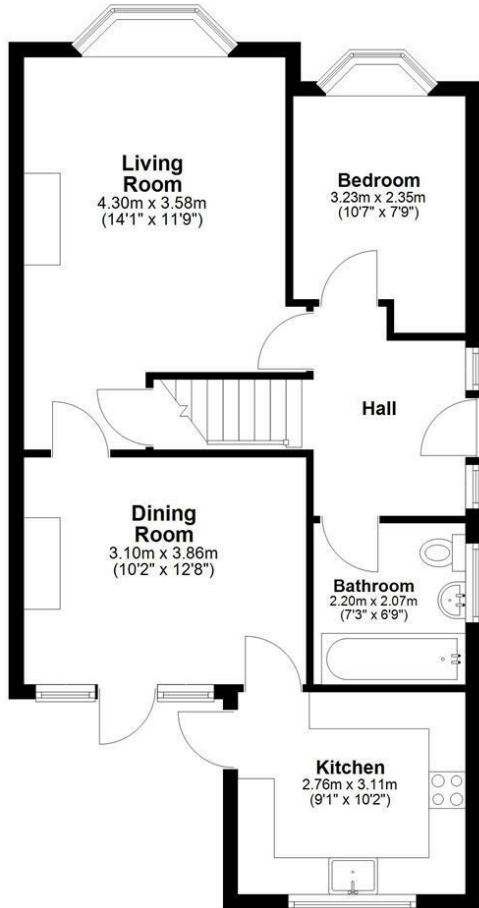
Leave Maidstone on the A20 London Road and proceed towards Allington. Turn right into Grace Avenue. Bear left and continue down, where the property will be found on the left hand side.

Energy Efficiency Rating

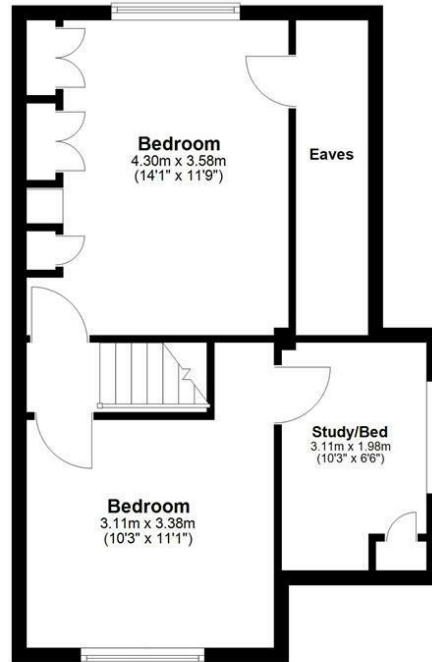
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor



First Floor



Total area: approx. 96.4 sq. metres (1037.6 sq. feet)

