



**Carisbrooke Drive, Maidstone, Kent, ME16 0HY**  
**Offers In Excess Of £530,000**



**NO FORWARD CHAIN.** The property is situated in a quiet cul de sac setting in one of Maidstone's most premier residential areas. Set about one-mile from the town centre, the immediate area has excellent local amenities including an out of town shopping centre in Allington, a few minutes drive away, which has a Waitrose supermarket. The county town itself provides a wide range of shopping, educational and social facilities together with two mainline stations.

A deceptively spacious four-bedroom detached chalet style property enjoying brick and rendered elevations under a tiled roof. The property benefits from gas fired warm air central heating and double glazing. The property sits on a generous plot and internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: E  
Council tax band: E  
Tenure: freehold



## GROUND FLOOR:

### Entrance Porch

Double glazed entrance door to ...

### Reception Hall

Staircase to first floor. Parquet flooring.

### Living Room/Dining Area

A beautifully proportioned principal room with double glazed patio doors opening to the garden. Cupboard concealing gas unit providing warm air central heating and hot water. Serving hatch to ...

### Kitchen

Range of work surfaces with cupboards, drawers and space under. Inset sink unit with mixer tap and cupboards beneath. Neff oven, 4-ring gas hob with extractor fan over. Larder cupboard concealing gas meter. Glazed door to garden.

### Bedroom

Double glazed window to the front elevation.

### Bedroom

Double glazed window to the front elevation.

### Shower Room

Shower cubicle with thermostatically controlled shower. Low-level WC. Wash hand basin in vanity unit with cupboards under. Chrome heated towel rail. Skylight. Window to the rear elevation.

## FIRST FLOOR:

### Landing

Airing cupboard housing hot water tank. Access to roof space. Double glazed window to the side elevation.

### Bedroom

Double glazed window to the front elevation. Two eaves storage cupboards.

### Bedroom

Double glazed window to the rear elevation. Two eaves storage cupboards.

### Family Bathroom

Panelled bath with mixer tap. Triton shower unit, fitted shower screen. Pedestal wash hand basin. Low-level WC. Tiled walls. Wall mirror with lighting. Double glazed window to the side elevation.

## EXTERNALLY:

A block paved driveway provides parking and in turn gives access to ATTACHED GARAGE with electronically operated roll up door. Power and light. Personal door to the house. The gardens are an outstanding feature to the property. The front garden is laid to lawn with flower borders. The rear and side gardens are of very good size, being well screened and offering considerable privacy, these gardens are laid to lawn with well stocked herbaceous borders. Paved

seating area. The garden hosts a number of specimen pine trees.


## VIEWING

Viewing strictly by arrangements with the Agent's Head Office:  
52-54 King Street, Maidstone, Kent ME14 1DB  
Tel. 01622 756703  
Email [maidstone@page-wells.co.uk](mailto:maidstone@page-wells.co.uk)

## DIRECTIONS

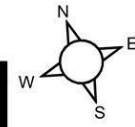
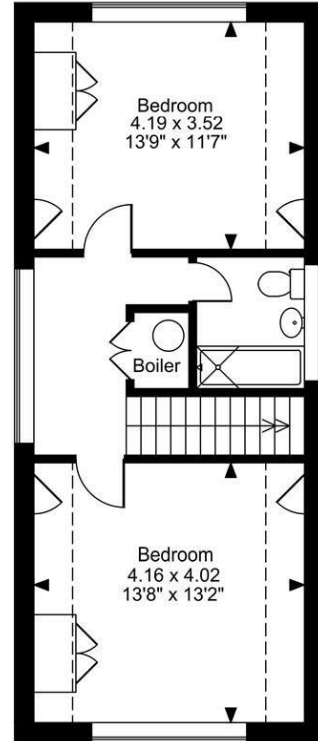
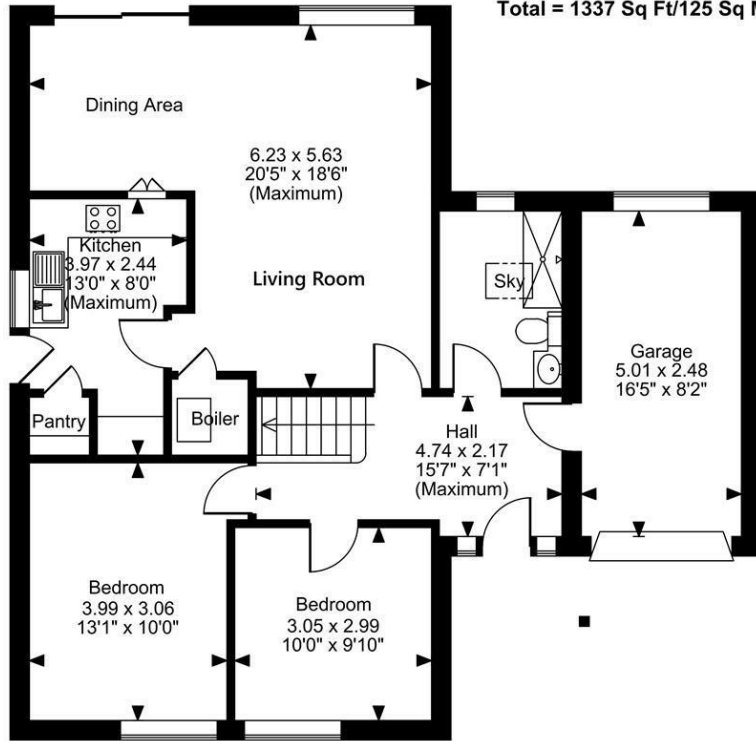
Leave Maidstone on the A20 London Road and proceed towards Allington. Turn left at the traffic lights into Queens Road, continue on before turning left into Carisbrooke Drive.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Carisbrooke Drive, Maidstone**  
**Approximate Gross Internal Area**  
**Main House = 1202 Sq Ft/112 Sq M**  
**Garage = 135 Sq Ft/13 Sq M**  
**Total = 1337 Sq Ft/125 Sq M**



**Ground Floor**

**First Floor**

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

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

□□□□ Denotes restricted head height

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