



Loose Road, Maidstone, Kent, ME15 7DA

Price £500,000



The property is situated in an elevated position on the Loose Road on the Maidstone/Loose border. The county town provides a wide range of shopping, educational and social facilities, together with two mainline stations and Mote Park is close by with over 450 acres of recreational land.

The property comprises a well-presented four-bedroom family house with the property itself having brick, tile hung and pebble-dash elevations under a tiled roof. The house benefits from gas fired central heating and double glazing. The character is enhanced with leaded light glass to the front elevation. There are beautifully presented gardens that surround the property with the benefit of a double garage and parking at the rear. An internal inspection of this lovely, extremely competitively priced family house is recommended by the sole selling agents. NO FORWARD CHAIN. Tenure: Freehold. EPC Rating: E. Council Tax Band: F.



ACCOMMODATION

First Floor:

Double glazed entrance door with leaded light glass opening to ...

Entrance Porch

Further entrance door to ...

Entrance Hall

Lounge 19'3 x 13' (5.87m x 3.96m)

Double glazed bay window with leaded light glass to front elevation. Central fireplace with tiled surround. Fitted display shelving. Double glazed double doors opening to ...

Conservatory 14' x 10'3 (4.27m x 3.12m)

Triple aspect. Tiled flooring. Double glazed double doors opening to rear garden.

Dining Room 13' x 12'6 (3.96m x 3.81m)

Double glazed bay window with leaded light glass to front elevation.

Kitchen/Breakfast Room 17'8 x 11'9 (5.38m x 3.58m)

A beautifully spacious room providing a range of work surfaces with cupboards and drawers under. A range of wall cupboards. Inset one and a half bowl sink unit with mixer tap. Plumbing for washing machine and dishwasher. Breakfast bar. Walk-in pantry. Double glazed window to rear elevation. Door to rear garden.

Utility Room/Potential Study 12'7 x 5'9 (3.84m x 1.75m)

Fitted shelving. Worcester gas fired boiler serving central heating and domestic hot water. Double glazed window to side elevation.

Cloakroom

Low level WC. Wash hand basin. Double glazed window to rear elevation.

First Floor:

Landing

Airing cupboard housing hot water tank. Access to insulated loft space. Double glazed window to side elevation.

Bedroom One 17'3 x 12'8 (5.26m x 3.86m)

Double glazed bay window with leaded light glass to front elevation. A range of built-in wardrobe cupboards. Door to ...

• En-suite Shower Room

Shower cubicle with thermostatically controlled shower. Wash hand basin. Light and shaver point. Extractor fan.

Bedroom Two 17'1 x 12' (5.21m x 3.66m)

Double glazed bay window with leaded light glass to front elevation. A range of built-in wardrobe cupboards. Door to ...

• En-suite Shower Room

Shower cubicle with thermostatically controlled shower. Wash hand basin. Light and shaver point. Extractor fan.

Bedroom Three 11'9 x 11'3 (3.58m x 3.43m)

Double glazed window to rear elevation. Built-in wardrobe cupboards. Wash hand basin.

Bedroom Four/Study 7'7 x 6'9 (2.31m x 2.06m)

Double glazed window with leaded light glass to front elevation. Fitted shelving.

Family Bathroom

Panelled bath with mixer tap and shower attachment. Fitted shower screen. Low level WC. Pedestal wash hand basin. Chrome heated towel rail. Medicine cabinet. Wall mirror. Wall heater. Double glazed window to rear elevation.

EXTERNALLY

Wrought iron gates provide access to a tarmacadamed driveway to the front of the house. The pathway leading on to the front door.

The FRONT GARDEN is screened with neat live hedging. Flower border. Side access to a delightful REAR GARDEN. Immediately behind the house is a very extensive paved terrace with retaining wall leading on to an area of lawn. Beautifully presented flower beds. To the side of the property is a shingled garden area with a variety of plants and shrubs. Extensive decked terrace. Set in the garden are two sheds. A pathway leads through the garden to a DETACHED DOUBLE GARAGE (17'6 x 16') with two separate up and over doors. Personal door to the garden. Window. Power and light. To the front of the garage there is parking for two cars.

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 A229 Loose Road. After a short distance, the property will be found on the left hand side just prior to Heather Drive.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are whose which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

Ground Floor



First Floor

