



31 Oxford Gardens
Maidstone
ME15 8FJ
Asking Price £280,000

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Description

This two double bedroom terraced home offers comfortable and practical accommodation, ideally positioned close to a range of excellent local amenities and within walking distance of Greenfields Primary School.

The ground floor features a fitted kitchen together with a lounge/diner, providing a versatile living and entertaining space with access to the private rear garden. Upstairs, the property offers two generous double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A separate family bathroom completes the first-floor accommodation.

Outside, the property enjoys a private rear garden, while an allocated parking space provides convenient off-road parking. Well located for local shops, amenities and schooling, this home would make an excellent choice for first-time buyers, young families or investors.

Agents note: This property is offered on a shared ownership (part buy / part rent) scheme with Clarion Housing. For example, a 25% purchase (which equates to £70,000) plus the 75% rental with a monthly rent and service charge of £524.92.

Location

Located in this well established and popular residential position on the southern outskirts of the town, conveniently placed within easy access of a good selection of local amenities with shops at Cumberland parade catering for everyday needs, local infant and junior school together with regular bus services into town centre some 1 1/2 miles distant. Mote Park with its 450 acres, boating lake, leisure centre and municipal swimming pool, is within a 1/4 of a mile. The County Town offers excellent facilities including shops at Fremilns Walk and The Mall, two museums, theatre, county library, multi-screen cinema and wide selection of schools and colleges for older children. There are two railway stations connected to London, the M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

Council Tax Band
C

VIEWINGS STRICTLY BY APPOINTMENT

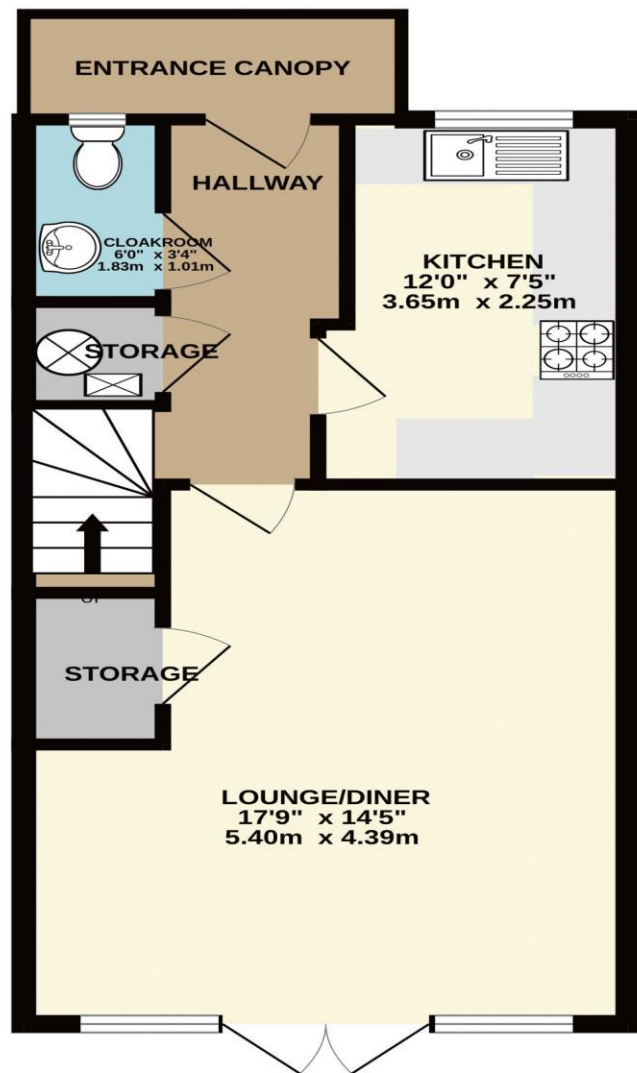
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)

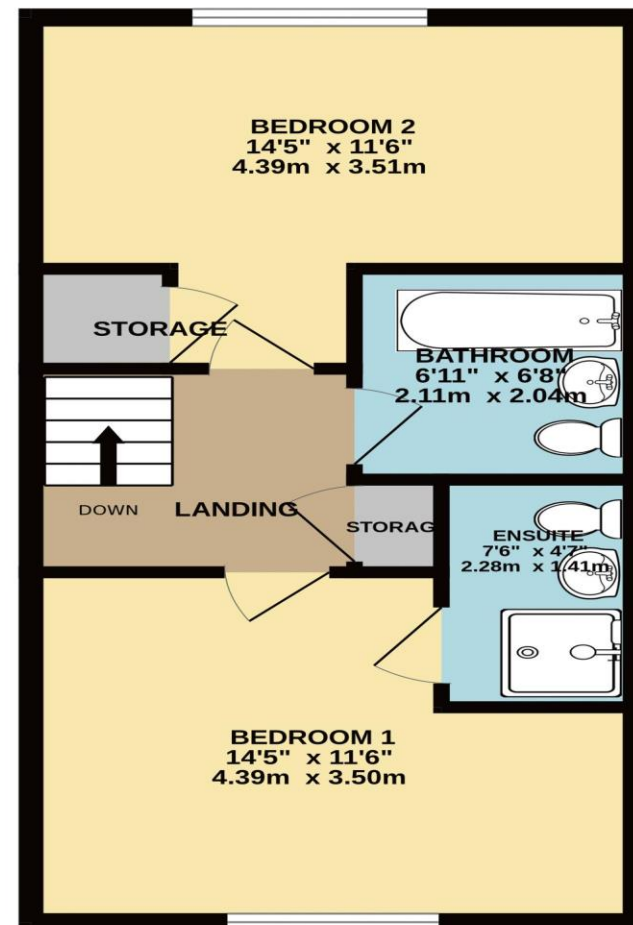


Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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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ENTRANCE CANOPY

Outside light.

HALLWAY

Composite entrance door opening into the entrance hall, with wood-effect laminate flooring, radiator and staircase rising to the first floor. Built-in storage cupboard housing the consumer unit and Ecodan pre-plumbed, unvented mains-pressure water heater.

CLOAKROOM 6' 0" x 3' 4" (1.83m x 1.02m)

Fitted with a WC and wash hand basin with mixer tap and tiled splashback, complemented by tiled flooring, radiator, extractor fan and window to the front aspect.

KITCHEN 12' 0" x 7' 5" (3.65m x 2.26m)

Fitted with a range of high and low-level units with cream-coloured door and drawer fronts, complemented by wood block effect working surfaces and tiled splashbacks. Stainless steel one-and-a-half bowl sink and drainer with mixer tap, with space for a fridge/freezer and cooker, plumbing for a washing machine and dishwasher, and extractor hood. Further features include ceramic tiled flooring, radiator and a window to the front aspect.

LOUNGE / DINER 17' 9" x 14' 5" (5.41m x 4.39m)

Wood-effect laminate flooring, two radiators and useful understairs storage cupboard. Double casement doors with adjoining windows open onto and overlook the rear garden.

ON THE FIRST FLOOR

LANDING

Access to roof space, airing cupboard with shelving.

BEDROOM 1 14' 5" x 11' 6" (4.39m x 3.50m)

Wood-effect laminate flooring, radiator and window providing views over the rear garden.

EN-SUITE SHOWER ROOM 7' 6" x 4' 7" (2.28m x 1.40m)

Fitted with a white suite and chrome fittings, comprising WC, wash hand basin with mixer tap, and step-in shower enclosure with glass screen and door. Complemented by tiled walls and flooring, radiator and extractor fan.

BEDROOM 2 14' 5" x 11' 6" (4.39m x 3.50m)

Window to the front aspect, radiator and useful built-in storage cupboard positioned above the staircase.

BATHROOM 6' 11" x 6' 8" (2.11m x 2.03m)

Fitted with a white suite and chrome fittings, comprising WC, wash hand basin with mixer tap, and panelled bath with shower over. Complemented by tiled walls and flooring, radiator and extractor fan.

OUTSIDE

The property benefits from one allocated parking space. To the rear is a private garden, featuring a paved patio area immediately adjoining the property, with a lawn and pathway leading to the rear of the garden.

Directions

From Maidstone leave via the Ashford Road A20 following signs to Bearsted, upon reaching Bearsted turn right at the traffic lights into Willington Street, taking the third turning on the right into School Lane, having passed an entrance to Mote Park bear to the left into Oxford Road passing the school on the left hand side, take the next turning on the left into Oxford Gardens, follow the road and the property will be found on the left hand side.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN

