



16 Lansdowne Avenue  
Maidstone  
ME15 9DL

Guide Price £500,000 to £550,000



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Description

Exceptionally spacious semi-detached home, extended to create room for all the family, extending to 2.000 sq ft including useful outbuildings. Set amidst a good sized plot with a 65 ft west facing rear garden, located in this quiet and well established residential position on the southern outskirts of the Town, close to open countryside around Boughton Monchelsea. The house just keeps giving with accommodation and is highly adaptable, with space for a large or blended family and those looking for annexe potential.

Location

Located on the southern outskirts of the town, conveniently placed within easy access of an excellent selection of local amenities. There are a selection of local shops within a quarter of a mile, as is Morrisons Supermarket with good local educational facilities at Mangravet and Molehill Copse. There are regular bus services from the Sutton Road into the town centre, some one and half miles distant. Mote Park is within half a mile and has 450 acres, boating lake, leisure centre and municipal swimming pool. The County town offers an excellent selection of facilities including shopping facilities at the Mall and Fremlins Walk, two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports. For older children there is a wide selection of schools and colleges in and around the town centre.

Council Tax Band  
D

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		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
1335 sq.ft. (124.1 sq.m.) approx.



1ST FLOOR  
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 2032 sq.ft. (188.8 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

### ENTRANCE HALL 11' 0" x 6' 0" (3.35m x 1.83m)

Half glazed white composite entrance door with glazed side panel, double radiator, stairs to first floor, ceramic slate effect tiled flooring.

### LOUNGE 13' 8" x 13' 5" (4.16m x 4.09m)

Multi fuel stove with stainless steel surround, veined marble hearth and mantel, wood laminate flooring, window to the front, radiator, wide opening to:

### DINING ROOM 12' 5" x 10' 0" (3.78m x 3.05m)

Continuous wood laminate flooring, radiator, sliding glass doors to:

### CONSERVATORY 11' 0" x 9' 10" (3.35m x 2.99m)

Ceramic tiled flooring, glass roof, double casement doors to rear garden, western aspect.

### KITCHEN / BREAKFAST ROOM 16' 9" x 13' 7" (maximum) (5.10m x 4.14m)

A fantastic range of units with beech wood door and drawer fronts and matching working surfaces, deep pan drawers, wine racks, peninsula, breakfast bar and frosted glass display cabinets. Stainless steel one and a half bowl sink with mixer tap and drainer, integrated eye level Indesit oven and grill, four burner induction hob with extractor hood above, space for washing machine, fridge freezer and tumble dryer, tiled splashbacks, triple aspect with windows over the garden and to the side, single casement door to rear garden, cupboard housing consumer unit and service meter, built-in storage cupboard, low voltage recessed lighting.

### STUDY / BEDROOM 5 11' 4" x 7' 4" (3.45m x 2.23m)

Window to front, radiator, wall mounted gas fired Worcester boiler.

### CLOAKROOM 5' 2" x 4' 2" (1.57m x 1.27m)

White suite with chrome fittings, low level WC, wash hand basin with mixer tap, half tiled walls, ceramic tiled flooring, window to side, radiator.

## ON THE FIRST FLOOR

### LANDING 7' 9" x 7' 1" (2.36m x 2.16m)

Access to roof space, built-in storage cupboard.

### BEDROOM 1 17' 7" x 9' 9" (5.36m x 2.97m)

Two windows to the front, two radiators, wardrobes, built-in shelved storage cupboard. Door to:

### EN-SUITE SHOWER ROOM 7' 4" x 5' 9" (2.23m x 1.75m)

White suite with chrome fittings, low level WC, wash hand basin with mixer tap and cupboards under, step in shower cubicle with glass shower screen, window to side, radiator, tile effect vinyl flooring, partly tiled walls and splashbacks, extractor fan.

### BEDROOM 2 13' 5" x 10' 5" (4.09m x 3.17m)

Window to front, double radiator, built-in storage cupboard, wardrobes.

### BEDROOM 3 11' 8" x 10' 10" (3.55m x 3.30m)

Window overlooking rear garden, western aspect, built-in storage cupboard with hanging rail, radiator.

### BEDROOM 4 10' 5" x 7' 4" (3.17m x 2.23m)

Window overlooking rear garden, western aspect, radiator.

### BATHROOM 8' 1" x 6' 4" (2.46m x 1.93m)

White suite with chrome fittings, low level WC, wash hand basin with mixer tap and cupboards under, P-shaped panelled bath with rainforest shower head and hand held shower, glass shower screen, heated towel rail, half tiled walls and splashbacks, ceramic tiled flooring, extractor hood, window to rear, western aspect.

## OUTSIDE

The front of the property has an extensive brick paviour driveway with ample parking, a laid to lawn area with mature trees and shrubs, walled boundary, side pedestrian gate to rear garden, outside light, service meter, external downlighters. The rear garden is a particular feature 65 ft and west facing with a generous decked area adjacent to the house, and a selection of outbuildings including a timber framed workshop measuring 18'4" by 9'2" with concrete base and playroom / home office, timber framed, electric light and power, RCD unit, concrete base, measuring 15'8" by 10'8" with two windows to front, double casement doors and veranda in a log cabin style. Decorative plum slate area, external power points, outside tap, well stocked with mature trees and shrubs, generous lawned area. Outside tap, outside lights and side access to the front.



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