



Somerfield Road, Maidstone, Kent, ME16 8JJ

Guide Price £420,000 - £440,000



**** GUIDE PRICE: £420,000 - £440,000 **** The property is situated in one of Maidstone's most sought-after residential roads which lies close to the town centre itself. Somerfield Road has a small number of very high class residential properties within and is a no-through road. The property itself comprises a quite delightful 19th century cottage situated at the end of a long private driveway. The house has mellowed brick elevations under a tiled roof and benefits from newly installed double glazing and gas fired central heating. There is the benefit of parking for two cars, together with a detached garage. An internal inspection is thoroughly recommended by the sole selling agents. Tenure: Freehold. EPC Rating: C. Council Tax Band: E.



ACCOMMODATION

Ground Floor:

Entrance door to ...

Kitchen/Diner

A well-proportioned room. The kitchen area having an excellent range of work surfaces with cupboards and drawers under. Inset one and a half bowl sink unit with side drainer. Range of wall cupboards. Neff 4-ring gas hob with extractor fan over. Neff oven. Integrated Zanussi fridge and separate freezer. Space for dishwasher and washing machine. Staircase to first floor. Double glazed windows to front elevation. Double glazed door to ...

Rear Porch

Tiled flooring. Port hole window. Windows to rear. Glazed panelled door to garden.

Living Room

Double aspect room with double glazed windows to front and rear elevations. Double glazed doors opening to further ...

Rear Porch

Tiled flooring. Window to rear. Glazed panelled double doors opening to garden.

Cloakroom

Low level WC. Wash hand basin in vanity unit with cupboards under. Tiled flooring. Window to rear elevation.

First Floor:

Reception Landing

Boiler cupboard concealing Glow-Worm gas fired boiler serving central heating and domestic hot water.

Principal Bedroom

Double aspect with double glazed windows to front and rear elevations. Pine flooring.

Bedroom Two

Double glazed window to front elevation. Range of built-in wardrobe cupboards. Access to insulated roof space with boarding, loft ladder and electric light.

Bedroom Three

Double aspect with double glazed windows to front and side elevations.

Shower Room

Shower cubicle with Aqualisa shower unit. Low level WC. Wash hand basin in vanity unit with cupboards and drawers under. Heated towel rail. Part tiled walls. Inset ceiling lighting. Double glazed window to rear elevation.

EXTERNALLY

A long private driveway leads from Somerfield Road flanked by flower borders. The driveway widens to provide parking with DETACHED GARAGE. The driveway continues on to become shingle and leads down to the front of the house. The FRONT GARDEN is block paviour. There is a COURTYARD GARDEN to the rear with matching paviour and raised flower bed.

VIEWING

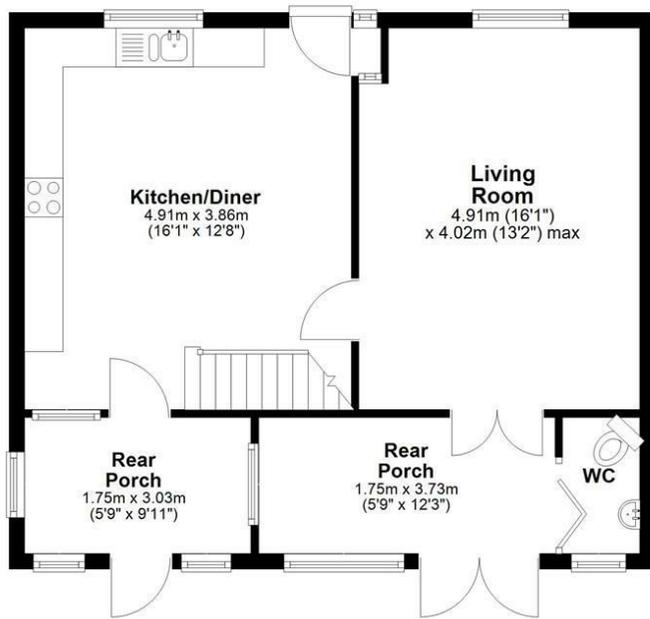
Viewing strictly by arrangements with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB. Tel: 01622 756703.

DIRECTIONS

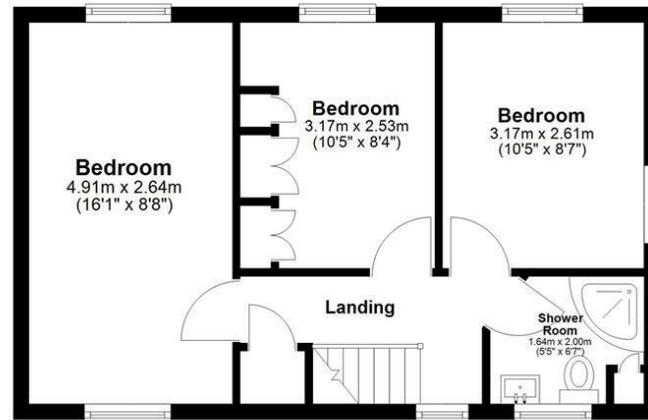
Leave Maidstone on the A20 London Road. Proceed for a short distance before turning left at the traffic lights into Somerfield Road. Access to the property will be found on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor



Total area: approx. 93.1 sq. metres (1002.4 sq. feet)

