



Grace Avenue, Maidstone, , ME16 0BS

Guide Price £525,000 - £550,000



**\*\* GUIDE PRICE £525,000 - £550,000 \*\***

The property is situated in one of Maidstone's most sought after residential areas. Grace Avenue lies on the Maidstone/Allington borders and is served with excellent local amenities and within a short distance from the outer town shopping centre at Allington, where there is a Waitrose supermarket. The county town itself providing a wide range of shopping, educational and social facilities, together with two mainline stations. There is very easy access to the M20 motorway providing fast travel to London and the Kent Coastline.

The property comprises an older style four bedroom semi-detached family house which enjoys attractive brick and rendered elevations under a tiled roof. The property benefits from double glazing and gas fired central heating and enjoys a very good sized garden to the rear. An internal inspection of this most sought after family home is thoroughly recommended by the sole selling agents. NO FORWARD CHAIN. Tenure: Freehold. EPC Rating: D. Council Tax Band: E.



## ACCOMMODATION

### Ground Floor:

Double glazed entrance door to ...

### Entrance Hall

Staircase to first floor.

### Sitting Room

Double glazed window to front elevation. Central fireplace with attractive pine surround.

### Study/Bedroom Five

Double glazed oriel window to front elevation. Built-in cupboard.

### Dining Room

Double glazed patio doors opening to ...

### Conservatory

Tiled flooring. Double glazed door to rear garden.

### Kitchen

Excellent range of work surfaces with cupboards, drawers and space under. Butler sink. Breakfast bar. Bosch 4-ring gas hob with extractor fan over. AEG oven. Bosch dishwasher. Plumbing for washing machine. Range of wall cupboards. Double glazed windows to rear elevation.

### Bathroom

Panelled bath with Triton shower unit. Pedestal wash hand basin. Low level WC. Part tiled walls. Double glazed window to side elevation.

## First Floor:

### Landing

Cupboard concealing Potterton gas fired boiler serving central heating and domestic hot water.

### Bedroom One

Double glazed window to front elevation.

### Bedroom Two

Double glazed windows to side elevation. Built-in wardrobe cupboards.

### Bedroom Three

Double glazed window to rear elevation.

### Bedroom Four

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

### Shower Room

Shower cubicle with thermostatically controlled shower. Pedestal wash hand basin. Low level WC. Double glazed window to side elevation.

## EXTERNALLY

A block pavior driveway provides extensive parking and continues to the side of the property to give access to DETACHED GARAGE with adjoining GARDEN STORE. The REAR GARDEN is a very good size. Immediately behind the house is a paved patio. Area of lawn. Well-screened boundaries. The garden is filled with a variety of ornamental trees and shrubs. External gas and electric meters.


## VIEWING

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

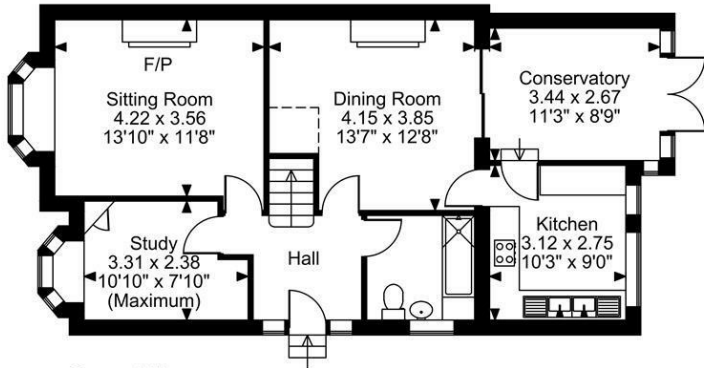
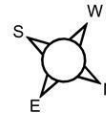
## DIRECTIONS

Leave Maidstone on the A20 London Road and proceed towards Allington. Turn right at the traffic lights into Grace Avenue, where the property will be found on the left hand side.

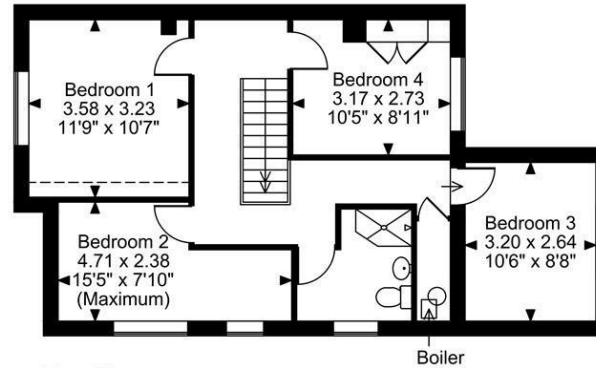
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</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	

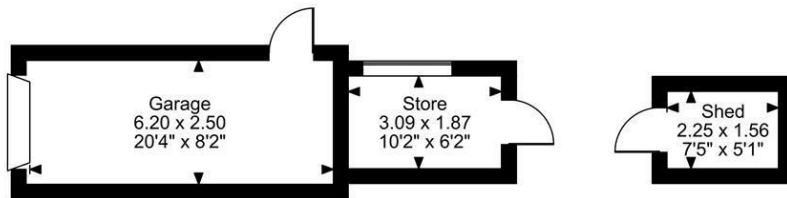
**Grace Avenue, Maidstone**  
**Approximate Gross Internal Area**  
**Main House = 1370 Sq Ft/127 Sq M**  
**Garage = 167 Sq Ft/16 Sq M**  
**Store & Shed = 100 Sq Ft/9 Sq M**  
**Total = 1637 Sq Ft/152 Sq M**



**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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