



25 Hampton Road
Maidstone
ME14 5QT

Offers in the Region of £300,000

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Hampton Road
Maidstone
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Description

A fantastic opportunity to purchase this three-bedroom semi-detached home, occupying a generous corner plot and benefiting from a garage en bloc nearby. Situated in a quiet and sought-after location, the property is ideally positioned for access to excellent local amenities, schools and transport links.

The accommodation comprises an entrance hallway, fitted kitchen, spacious lounge/diner, first-floor landing, three bedrooms and a family bathroom. Outside, the property enjoys a good-sized private rear garden, offering excellent potential for keen gardeners and outdoor entertaining.

Further benefits include a garage en bloc close by and the property is offered for sale with no forward chain.

Early viewing is highly recommended to fully appreciate the location, space and potential this home has to offer.

Location

Located in a well established and most convenient residential position on the popular Vinters Park development with its own shopping parade which is accessed some 100 metres from the property which provides for everyday needs together with community centre and pre-school and the adjacent Vinters valley nature reserve with its 8 acres, educationally the area is well served with local Eastborough, Valley Park and Invicta schools catering for infants, juniors and seniors. Maidstone town centre is within 1 mile and offers a more comprehensive selection of amenities including two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. Mote Park is within ½ a mile and has 450 acres, boating lake, leisure centre and municipal swimming pool.

Council Tax Band
D

VIEWINGS STRICTLY BY
APPOINTMENT

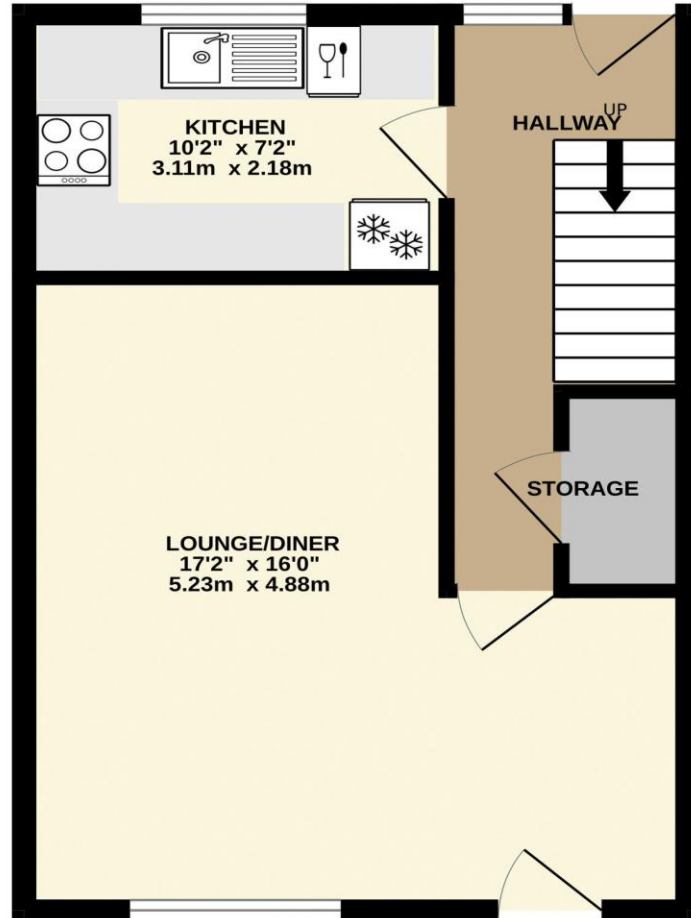
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

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)

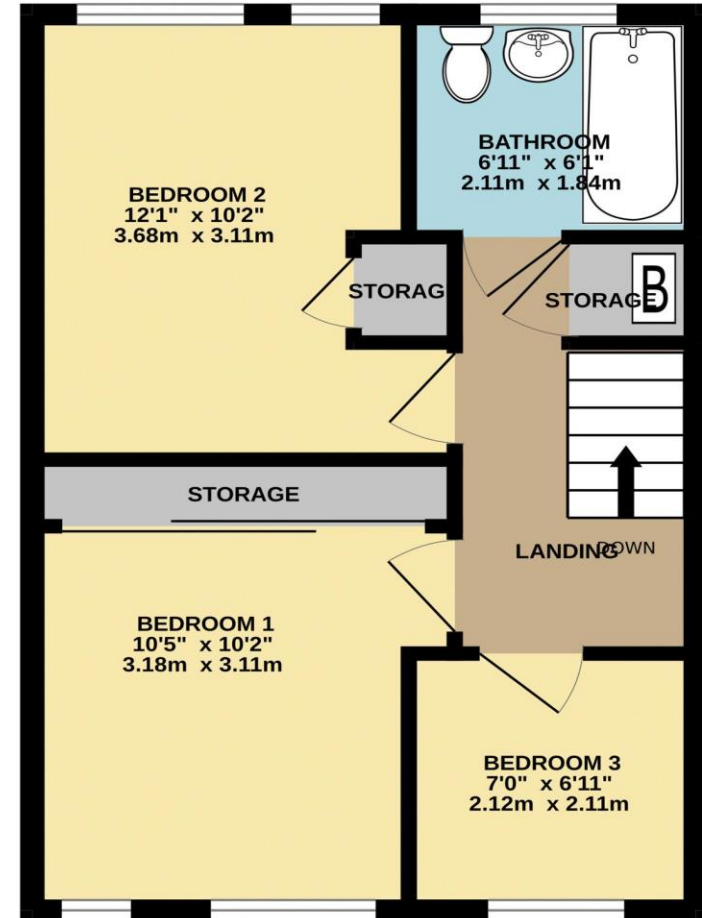


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 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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ON THE GROUND FLOOR

ENTRANCE HALL

A half-glazed uPVC entrance door opens into the hallway, with a window to the front aspect, radiator, staircase rising to the first floor, and useful understairs storage cupboard.

KITCHEN 10' 2" x 7' 2" (3.10m x 2.18m)

Fitted with a range of high and low-level units featuring wooden door and drawer fronts, complemented by black granite-effect work surfaces. Integrated appliances include a Zanussi fridge freezer, Beko slimline dishwasher, Lamona four-ring electric hob with extractor hood above and oven beneath. A black acrylic one-and-a-half bowl sink with mixer tap and drainer completes the worktop area. Further features include a window to the front aspect, ceramic tiled flooring and tiled splashbacks.

LOUNGE / DINER 17' 2" x 16' 0" (5.23m x 4.87m)

Two radiators, a window overlooking the rear garden, and a half-glazed uPVC door providing direct access outside. A serving hatch provides a convenient connection to the kitchen.

ON THE FIRST FLOOR

LANDING

Access to the roof space and a useful storage cupboard housing the boiler.

BEDROOM 1 10' 5" x 10' 2" (3.17m x 3.10m)

Built-in wardrobes with sliding doors, windows overlooking the rear garden, and radiator.

BEDROOM 2 12' 1" x 10' 2" (3.68m x 3.10m)

Radiator, window to the front aspect, built-in storage cupboard and fitted display shelving.

BEDROOM 3 7' 0" x 6' 11" (2.13m x 2.11m)

Window overlooking the rear aspect and radiator.

BATHROOM 6' 11" x 6' 1" (2.11m x 1.85m)

Fitted with a white suite and chrome fittings comprising WC, wash hand basin and panelled bath with shower over. Further features include a window to the rear aspect, ceramic tiled walls and flooring, and radiator.

OUTSIDE

Gardens extend to the front, side and rear, wrapping around three sides of the property. The east-facing side garden measures up to approximately 29 ft in width and offers potential for extension, subject to obtaining the necessary planning consent.

The south-facing rear garden extends to approximately 27 ft in depth and features a paved patio adjoining the house, ideal for outdoor seating and entertaining. The garden is fully enclosed by fenced boundaries and features a variety of established planting, including Pyracantha, Yucca, bamboo and a fruit tree. Further benefits include a timber garden shed, side pedestrian access and a garage en bloc conveniently positioned adjacent to the property.

Directions

From our Penenden Heath Office proceed in a easterly direction into Penenden Heath Road, at the Chiltern Hundreds roundabout take the third exit into Sittingbourne Road and Hampton Road will be found first turning on the left.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



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

