



14 Brockenhurst Avenue
Maidstone
ME15 7ED

Offers in the Region of £450,000

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Maidstone
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Description

Exceptionally spacious, light-filled three-bedroom semi-detached family home, built in the 1940's of cavity brick construction, beautifully presented and offered with no forward chain.

The generous accommodation comprises a welcoming entrance hall, spacious lounge, dining room, conservatory and a well-appointed kitchen/breakfast room. To the first floor are three excellent double bedrooms and a family bathroom.

Outside, a brick paviour driveway provides off-road parking, while the magnificent, beautifully maintained rear garden extends to approximately 110ft, offering a wonderful space for families and outdoor entertaining.

Ideally situated close to excellent local amenities, well-regarded schools and convenient transport links, this is a superb family home. Early viewing is highly recommended.

Location

Located in this well established and popular and residential position on the southern outskirts of the town. Conveniently placed within easy access of the Loose Road with regular bus services into Maidstone. The town centre is some half a mile distant and offers an excellent selection of amenities including shopping facilities at The Mall and Fremlins Walk, two museums, theatre, County library, multi screen cinema and two railway stations connected to London. Educationally the area is well served with the local infant and junior school at Park Way and a wider selection of schools for older children in and around the town centre. Mote park is within a 1/4 of a mile with its 450 acres, boating lake, leisure centre and municipal swimming pool.

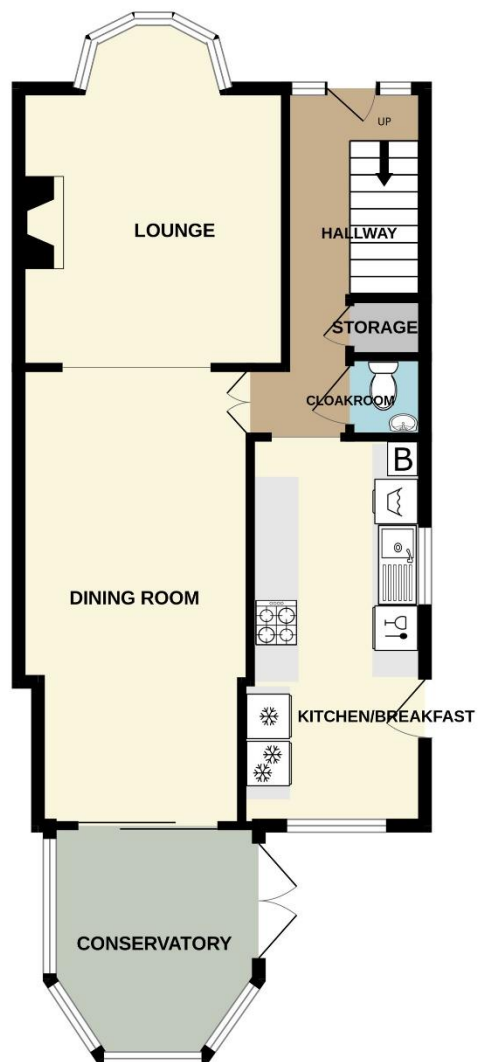
Council Tax Band D

VIEWINGS STRICTLY BY APPOINTMENT

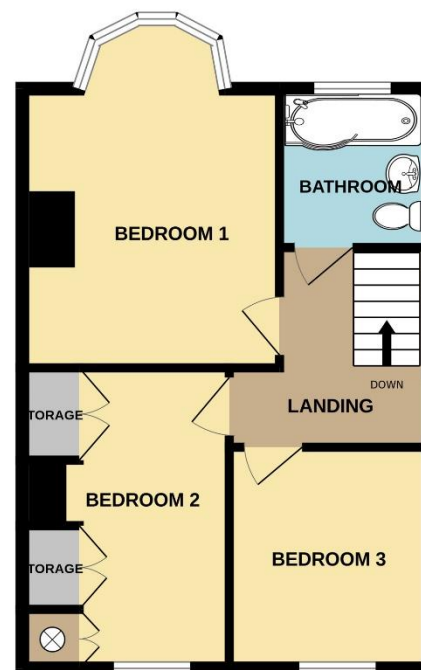
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



GROUND FLOOR
640 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.3 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 15' 0" x 6' 0" (4.57m x 1.83m)

Exposed brick arched entrance, oak-effect flooring, staircase rising to the first floor with timber balustrade and newel post, half-glazed leaded light entrance door with brass furniture, useful understairs storage cupboard, door leading to:

CLOAKROOM

Low level WC with concealed cistern, wash hand basin with traditional brass taps, oak-effect flooring, extractor fan.

KITCHEN / BREAKFAST ROOM 16' 8" x 7' 0" (5.08m x 2.13m)

Well appointed with an extensive range of high and low-level units featuring white high-gloss door and drawer fronts complemented by granite-effect work surfaces. Inset one-and-a-half bowl acrylic sink unit with mixer tap incorporating a pull-out spray rinse. Integrated Neff oven with four-ring electric hob and extractor hood above, together with an integrated fridge, freezer, dishwasher and plumbing for a washing machine. Glass-fronted display cabinets, under-cabinet lighting and oak-effect flooring. Large picture window overlooking the rear garden, with a further window and door providing side access. Cupboard housing the Worcester gas-fired boiler.

LOUNGE 14' 8" (into bay) x 11' 6" (4.47m x 3.50m)

Walk-in bay window to the front with leaded light windows, curved radiator beneath, feature fireplace with slate hearth and cast iron basket grate, wide open-plan access to:

DINING ROOM 19' 9" x 10' 4" (narrowing to 9') (6.02m x 3.15m)

Double radiator, low voltage recessed lighting, and sliding glazed doors opening onto the rear garden.

CONSERVATORY 10' 0" x 9' 0" (3.05m x 2.74m)

Wall light point, glazed roof creating an abundance of natural light, enjoying beautiful views over the rear garden, with a door opening directly onto the patio.

ON THE FIRST FLOOR

LANDING 9' 0" x 7' 3" (2.74m x 2.21m)

Access to roof space, window to side and wall light point.

BEDROOM 1 14' 0" x 11' 3" (4.26m x 3.43m)

Bay window to the front with leaded light windows, enjoying an abundance of natural light and radiator.

BEDROOM 2 12' 6" x 8' 0" (3.81m x 2.44m)

Two built-in wardrobe cupboards, further built-in airing cupboard with slatted shelving housing the hot water cylinder, window overlooking the rear garden.

BEDROOM 3 9' 6" x 8' 7" (2.89m x 2.61m)

Window overlooking the rear garden, radiator.

BATHROOM 6' 9" x 6' 1" (2.06m x 1.85m)

White suite with chrome fittings comprising a vanity unit incorporating a wash hand basin with mixer tap, concealed cistern WC and storage cupboards beneath. Panelled P-shaped bath with Aqualisa shower over, handheld shower attachment and curved glass screen. Complemented by tiled walls,

heated chrome towel rail, vinyl flooring, extractor fan and low voltage recessed lighting.

OUTSIDE

To the front of the property is a brick paviour driveway providing off-road parking, complemented by raised flower beds, a brick wall boundary and outside lighting. Double cast iron gates provide secure pedestrian access to the rear garden.

The beautifully maintained rear garden is a particular feature of the property, extending to approximately 110ft. A generous paved patio adjoins the house, leading onto a well-kept lawn with a paved pathway extending through the garden to a further lawned area and raised deck, creating ideal spaces for both relaxation and entertaining. The garden is abundantly stocked with a wide variety of mature trees, shrubs and established planting, together with a timber garden shed and greenhouse. Enclosed by a combination of walled and fenced boundaries, the garden also benefits from outside lighting, an external water tap and power point.

Directions

From Maidstone leave in a southerly direction on Stone Street, a continuation of which is the Loose Road A229, taking the fifth turning on the left into Plains Avenue, then take the first right into Marion Crescent and then at the end of the road turn left into Cranborne Avenue, continue along Cranborne Avenue and take the first left into Brockenhurst Avenue, the property will be found on the right hand side.



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