



Blythe Road, Maidstone, Kent, ME15 7TS
Offers In The Region Of £695,000

The property is situated in a most sought after quiet residential cul-de-sac close to Maidstone town centre and over-looking the Len Valley. The immediate area is conveniently placed for the town centre itself which provides a wide range of shopping, educational and social facilities. Mote Park is within a short walk from the property with a lovely lake and surrounding parkland, providing a wide range of recreational activities.

The property comprises a beautifully spacious four bedroom detached family house enjoying attractive brick, tile hung and rendered elevations under a tiled roof. The house benefits from gas fired central heating and double glazing, and has been the subject of considerable expenditure by our clients. There is a lovely veranda to the rear over-looking the Valley and a very good sized rear garden. An internal inspection is thoroughly recommended by the sole selling agents. Tenure: Freehold. EPC Rating: C. Council Tax Band: F.



ACCOMMODATION

Ground Floor:

Double glazed entrance door with leaded light inset opening to ...

Entrance Hall

Staircase to first floor. Attractive oak flooring.

Cloakroom

Low level WC. Wash hand basin in vanity stand with cupboard under. Tiled walls.

Living Room

A beautifully spacious principal room with central fireplace in natural brick surround. Double glazed double doors opening through to the veranda. Double glazed window to front elevation.

Dining Room

Double glazed bay window to front elevation. Central fireplace with fitted wood burning style electric fire. Oak flooring. Glazed panelled doors opening to the kitchen.

Kitchen/Breakfast Room

Another beautifully proportioned room having extensive work surfaces with cupboards, drawers and space under. Breakfast bar. Inset one and a half bowl sink unit with cupboards beneath. Range of wall cupboards. Rangemaster oven with 5-ring gas hob and extractor fan over. Plumbing for washing machine. Built-in wine rack. Integrated dishwasher. Cupboard concealing Vaillant gas fired boiler serving central heating and domestic hot water. Double glazed window to rear elevation. Part glazed door to garden. Glazed double doors opening to the veranda.

First Floor:

Attractive Galleried Landing

Glass screen surround. Access to insulated part boarded loft space with electric light and retractable ladder.

Principal Bedroom

A very well proportioned principal room enjoying double aspect with double glazed windows to both front and rear elevations. Excellent range of built-in wardrobe cupboards. Door to ...

• En-suite Shower Room

Shower cubicle. Wash hand basin. Low level WC. Wall mirror. Part tiled walls. Extractor fan.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Luxury Family Bathroom

Panelled corner bath. Shower cubicle with thermostatically controlled shower. Wash hand basin in vanity unit with cupboards under. Low level WC. Part tiled walls. Medicine cabinet. Shaver point. Double glazed window to rear elevation.

EXTERNALLY

A concrete driveway leads off from Blythe Road to provide excellent parking and leading on to an ATTACHED GARAGE with electric operated door. Power and light. Personal door. The FRONT GARDEN is laid to shingle and slate design with hedged border. The REAR GARDEN is a lovely feature to the property. Immediately behind the house is a sizeable covered veranda with steps leading down to the garden. The garden itself has an extensive area of lawn together with an area of artificial lawn.

These lawns are bordered with well-stocked flower and herbaceous beds. The gardens are interspersed with a variety of fruit trees. At the foot of the garden is an attractive pergola with mature vine. These gardens back on to allotments and the River Len and over-look the Valley itself.

VIEWING

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

DIRECTIONS

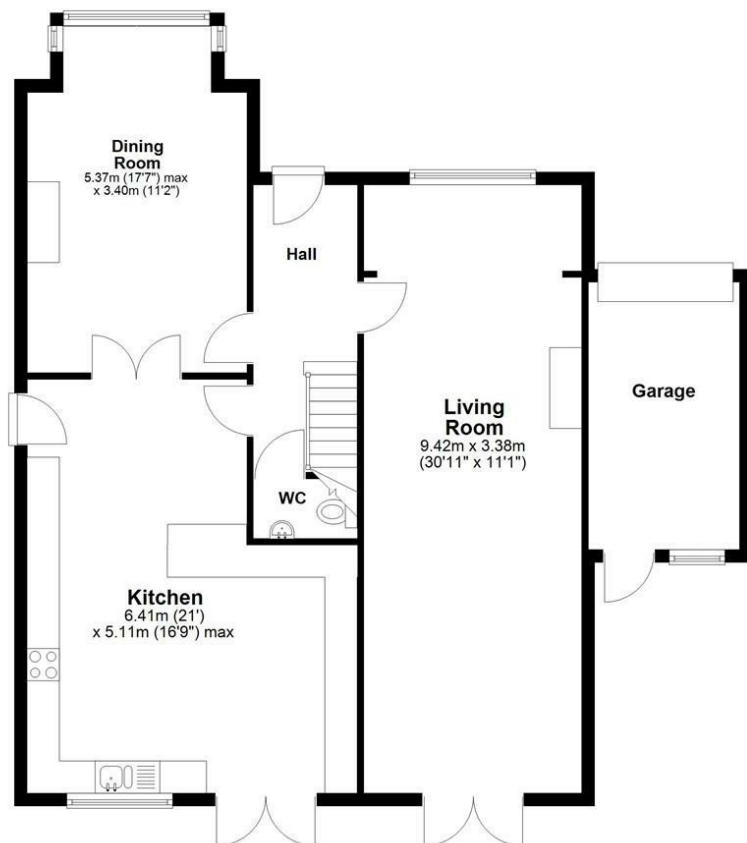
Leave Maidstone on the A20 Ashford Road towards Bearsted. At the traffic lights, turn right into Square Hill Road. After a short distance, turn left into Blythe Road where the property will be found on the left hand side.

Energy Efficiency Rating

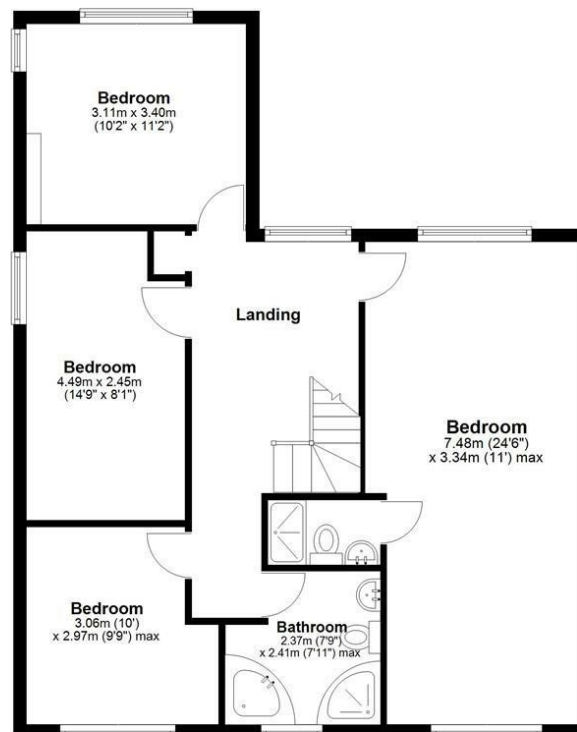
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are whose which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

Ground Floor



First Floor



Total area: approx. 164.2 sq. metres (1767.6 sq. feet)

