



Queens Avenue, Maidstone, Kent, ME16 0EN
Offers In The Region Of £675,000



The property is situated in one of Maidstone's most sought after residential roads. Queens Avenue lies approximately half a mile from the town centre, with the immediate area having excellent schools and local amenities. The county town itself provides a wider range of shopping, educational and social facilities. There is convenient access from this area to the M20 motorway, providing fast travel to London and the Kent coastline.

The property comprises a beautifully spacious and characterful semi-detached family house dating from the early part of the last century. The property enjoys brick, tile hung and ragstone elevations under a tiled roof, and benefits from mostly double glazed windows and gas fired central heating. An internal inspection of this lovely family home is thoroughly recommended by the sole selling agents. NO FORWARD CHAIN. Tenure: Freehold. EPC Rating: E. Council Tax Band: E.



ACCOMMODATION

Ground Floor:

Entrance Canopy

Part glazed entrance door to ...

Reception Hall

Natural oak flooring. Staircase to first floor.

Cloakroom

Low level WC. Wash hand basin. Inset ceiling lighting.

Sitting Room

A well-proportioned principal room enjoying double aspect. Central tiled fireplace. Recessed storage cupboard. Picture rail. Double glazed window to side elevation. Double glazed patio doors opening to ...

Conservatory

Tiled flooring. Ceiling fan with lighting. Double glazed double doors opening to rear garden.

Dining Room

Another well-proportioned principal room enjoying pine flooring with built-in corner cupboard. Picture rail. Double glazed windows to rear elevation.

Kitchen

Excellent range of work surfaces with cupboards, drawers and space under. Inset one and a half bowl sink unit with mixer tap and cupboards beneath. Ceramic hob with extractor fan over. Built-in dresser unit with cupboards and shelving. Range of wall cupboards. Plumbing for washing machine and dishwasher. Tiled flooring. Window to rear elevation. Double glazed door to rear garden.

Cellar

Extensive cellarage with access from the reception hall. The cellar area is divided into four separate chambers with lighting. Glow-worm gas fired boiler serving central heating and domestic hot water.

First Floor:

Landing

Staircase to second floor. Range of built-in linen cupboards.

Bedroom One

A well-portioned principal bedroom. Double glazed windows to front and side elevation. Built-in wardrobe cupboards.

Bedroom Two

Double glazed window to rear elevation. Built-in wardrobe cupboards and drawers. Pine flooring.

Bedroom Three

Double glazed window to rear elevation. Fitted shelving.

Family Bathroom

Panelled walk-in bath with mixer tap and shower attachment. Low level WC. Wash hand basin in vanity unit with cupboards under. Shower cubicle with Aqualisa shower unit. Part tiled walls. Chrome heated towel rail. Wall heater. Double glazed window to rear elevation.

Second Floor:

Landing

Double aspect.

Bedroom Four

Double glazed window to rear elevation.

Attic Storeroom

EXTERNALLY

Extensive ragstone walling to the front with brick pillared entrance. Extensive brick paviour driveway provides extensive parking and in turn gives access to DETACHED GARAGE. The FRONT GARDEN has slate shingled bed and further well-stocked herbaceous bed with variety of ornamental trees and shrubs. Side gate leads to a pleasant REAR GARDEN with paved terrace. Area of lawn with well-stocked flower borders, beech and laurel hedging. Shed.

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 and proceed towards Allington. Turn left into Queens Avenue 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		
(55-68) D		
(39-54) E	52	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

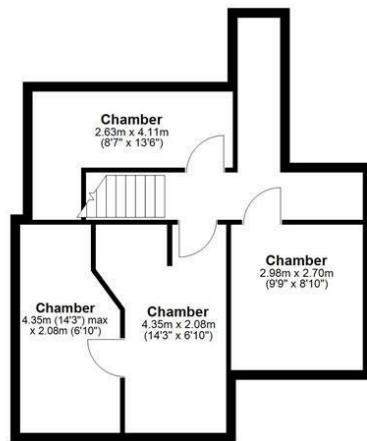
England & Wales

EU Directive
2002/91/EC

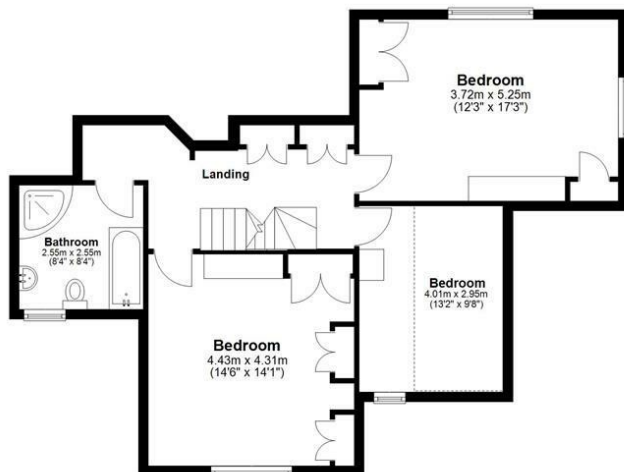


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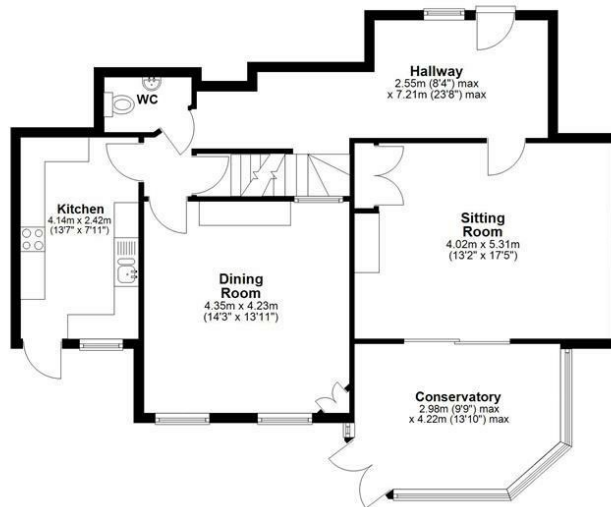
Cellar



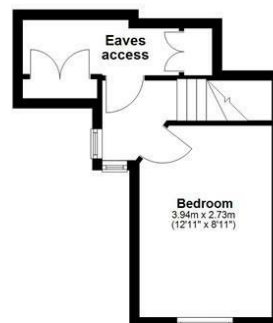
First Floor



Ground Floor



Second Floor



Total area: approx. 217.0 sq. metres (2335.4 sq. feet)

