



100 Loose Road
Maidstone
ME15 7UA
Asking Price £350,000

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Description

Traditionally styled double-fronted 1930s detached bungalow, significantly enhanced by a substantial single-storey extension and occupying a generous plot. A particular feature of the property is the impressive rear garden, measuring approximately 120' x 33', complemented by a range of good-sized outbuildings.

The property also benefits from vehicular access to the rear via Armstrong Road. The generous plot, outbuildings and rear access may offer potential for those wishing to operate a small business from home, subject to obtaining any necessary planning permissions and consents.

Sold with no forward chain.

Location

Close to the property is South Park with its open playing fields, tennis court, skateboard park and bowls club. Nearby is Maidstone hockey club and Mote Park is within a 1/4 of a mile with its 450 acres, boating lake, leisure centre and municipal swimming pool. Maidstone town centre is within 1/2 a mile and has excellent facilities including shops at Fremlins Walk and The Mall, two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. Educationally the area is well served with a wide selection of schools for all age groups. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

Council Tax Band

D

VIEWINGS STRICTLY BY APPOINTMENT

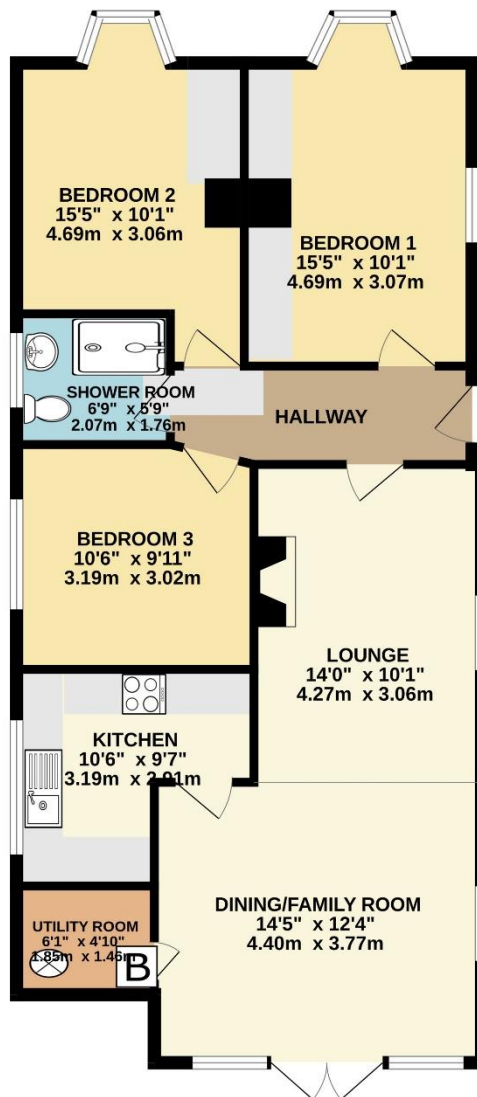
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

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		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
879 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.6 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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ENTRANCE CANOPY

Part-glazed entrance door.

RECEPTION HALL 13' 6" x 5' 0" (4.11m x 1.52m)

Wood-effect laminate flooring and radiator. Access to loft space with a loft ladder leading to a roomy loft space, with the potential for loft conversion subject to planning and the necessary consents.

LOUNGE 14' 0" x 10' 0" (4.26m x 3.05m)

Tiled fireplace incorporating a living-flame gas fire. Window to the side enjoying a southerly aspect. Double radiator. Wide opening leading through to:

DINING /FAMILY ROOM 14' 4" x 12' 0" (4.37m x 3.65m)

Double-aspect windows incorporating double casement doors, providing plenty of natural light. Two radiators. Built-in utility cupboard with plumbing for an automatic washing machine, together with a hot water cylinder, Baxi gas-fired boiler and modern consumer unit.

KITCHEN 9' 10" x 9' 6" (2.99m x 2.89m)

Fitted with a range of wall and base units featuring oak-effect door and drawer fronts with traditional-style handles, complemented by work surfaces incorporating a stainless steel sink and mixer tap. Gas cooker with oven and grill, with extractor hood above. Plumbing for an automatic washing machine and space for a fridge/freezer. Window to side aspect and wood-effect laminate flooring.

BEDROOM 1 16' 10" (Into bay) x (10' 0") Max 5.13m x 3.05m)

Built-in wardrobes providing useful storage. Dual-aspect windows, including an attractive bay window

to the front, allowing for plenty of natural light. Two radiators.

BEDROOM 2 14' 5" x 10' 0" (Into bay) (4.39m x 3.05m)

Bay window to the front aspect, built-in wardrobes providing useful storage, and two radiators.

BEDROOM 3 10' 0" x 10' 0" (3.05m x 3.05m)

Window to the side aspect and radiator.

SHOWER ROOM

White suite with chrome fittings comprising a corner shower enclosure, storage cabinet with sliding doors, pedestal wash hand basin and low-level WC. Chrome heated towel rail, window to the side enjoying a southerly aspect, and vinyl flooring.

OUTSIDE

The property occupies a generous corner plot, with the impressive rear garden measuring approximately 120' x 33'. Fully enclosed by fenced and walled boundaries, the garden enjoys a good degree of seclusion provided by established trees and features extensive paved patio areas, trellis, lawn and a variety of shrubs. The garden benefits from an east/west aspect. Further features include a large timber store room and a garden shed measuring approximately 10' x 8'. A concrete sectional garage, approximately 16' x 10', benefits from a remote controlled up-and-over door and outside lighting, with additional parking to the front.

Directions

From Maidstone leave via Stone Street heading in a southerly direction, a continuation of which is the Loose Road, turning right at the traffic lights into Armstrong Road and the property will be found a short distance along on the right hand side as indicated by our signboard.



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