



**St. Andrews Road, Maidstone, Kent, ME16 9AN**

**Price £425,000**

\*\* A BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME SITUATED IN A SOUGHT AFTER NO THROUGH ROAD LOCATION ON THE MAIDSTONE/BARMING BORDERS \*\*

Page & Wells are delighted to bring to the market this stunning home which features an entrance hall, dining area with open fireplace, living room with feature log burner, downstairs cloakroom and a modern fitted kitchen. The first floor offers three bedrooms and a family bathroom. Externally, there is an attached garage and a large garden to the rear incorporating a large timber outbuilding, providing excellent storage or a work from home office. The current owners have applied to Maidstone Borough Council to add a significant extension to the property, both to the side and rear, details of which can be found on the Maidstone Borough Council website under planning reference 26/500199/FULL. Subject to approval, the benefit of the planning permission will be transferred over to the new owner. The property is well-placed for all local amenities and an internal viewing is recommended. Contact PAGE & WELLS King Street Office on 01622 756703. Tenure: Freehold. EPC Rating: D. Council Tax Band: D.



## KEY FEATURES

- Three bedrooms
- Dining area with open fireplace
- Living room with feature log burner
- Modern kitchen and bathroom
- Garage
- Good sized garden with office
- Planning application submitted for significant extension

## ACCOMMODATION

Ground Floor:

Entrance Hall

Cloakroom

Dining Room

Opening to ...

Living Room

Modern Kitchen

First Floor:

Bedroom One

Bedroom Two

Bedroom Three

## Modern Family Bathroom

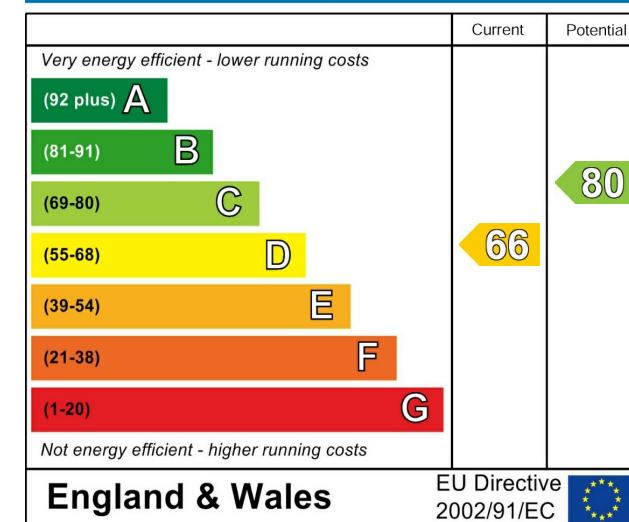
### EXTERNALLY

There is a garage to the side and a good sized garden to the rear which features a large timber outbuilding, ideal for office space.

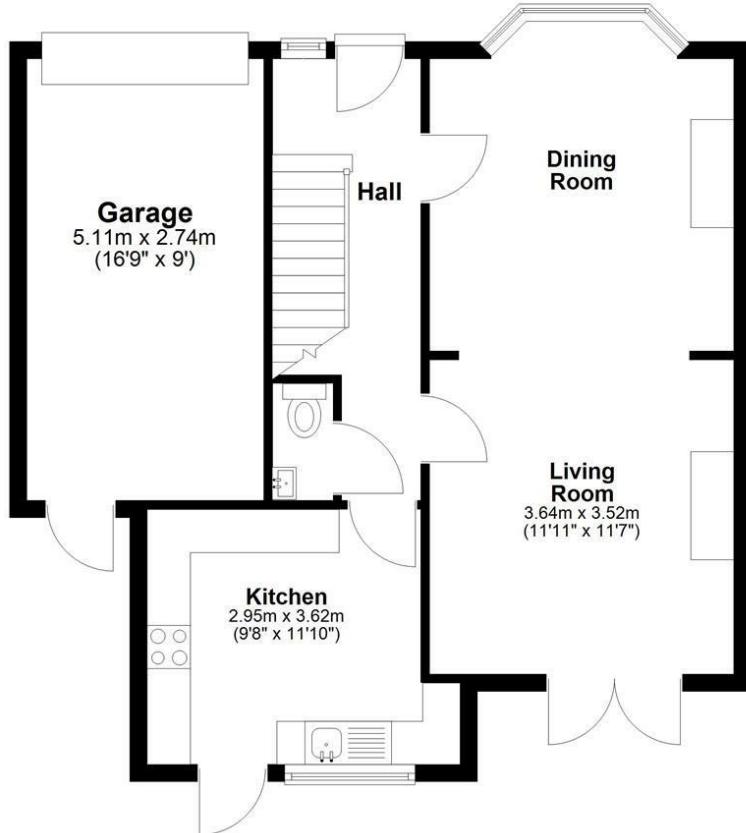
### VIEWING

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

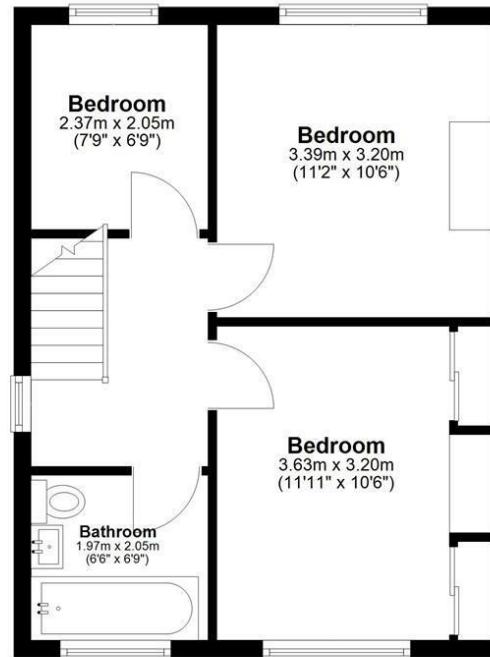
## Energy Efficiency Rating



## Ground Floor



## First Floor



Total area: approx. 82.9 sq. metres (891.9 sq. feet)

