



35 Bargrove Road
Maidstone
ME14 5RR

Offers in Excess of £290,000

**35
Bargrove Road
Maidstone
ME14 5RR**



Description

Fantastic opportunity to purchase this end of terraced house located on the fringe of this sought after and convenient residential development. The property was originally built in the 1970's by Taylor Woodrow of cavity brick construction, beneath an interlocking concrete tiled roof.

The accommodation comprises a lounge, kitchen diner, wrap around garden facing east and south, two double bedrooms, shower room and has a garage en bloc close-by, the property is arranged over two floors extending in all to 726 square feet.

Location

Situated on the fringe of this sought after residential development with it's own excellent selection of amenities including community centre, shops providing for everyday needs and the adjacent Vinters Valley Nature Reserve with it's nineteen acres planted by Sir Humphrey Rempton. Educationally the area is well served with the local Eastborough, Valley Park and Invicta schools catering for infants, juniors and seniors. Maidstone town centre is some one and a quarter miles distant and offers a more comprehensive selection of amenities and a wider range of schools for older children. The County town has two museums, theatre, county library and Fremlin Walk shopping area, there are two railway stations connected to London. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

Council Tax Band
C

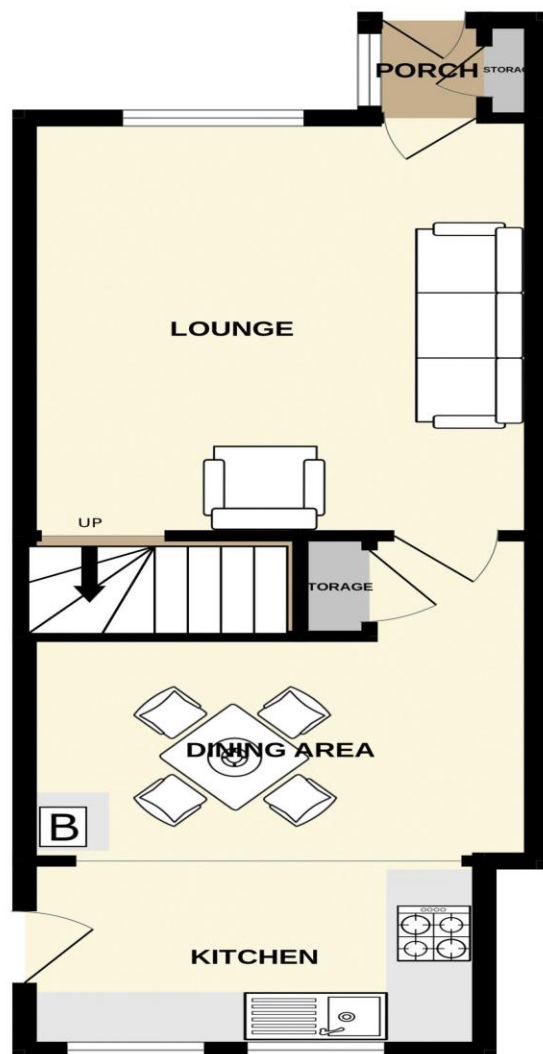
VIEWINGS STRICTLY BY
APPOINTMENT

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

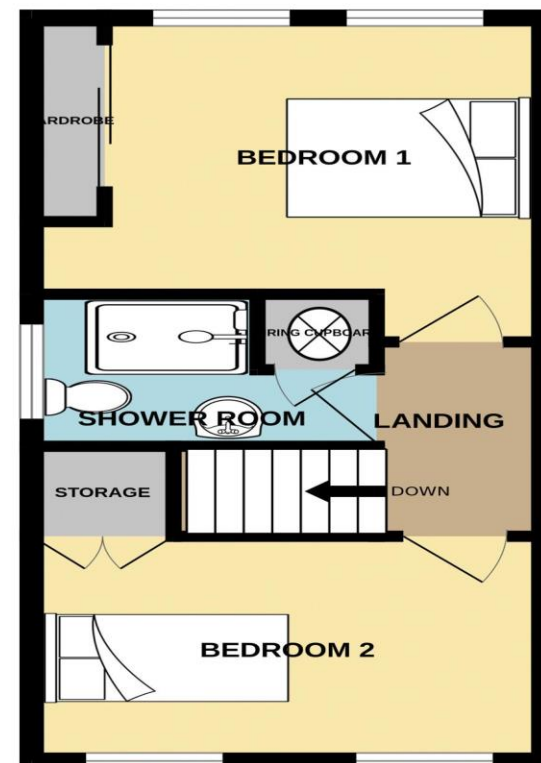


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.4 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 PORCH

Glazed UPVC entrance door, window to side, two storage cupboards with shelving, door to:

LOUNGE 14' 7" x 12' 4" (4.44m x 3.76m)

Window to front, stairs to first floor, two radiators.

KITCHEN DINER 14' 6" x 12' 4" (4.42m x 3.76m)

Range of units with oak door and drawer fronts together with complimenting working surfaces, stainless sink with drainer, integrated oven and grill with four burner electric hob and extractor hood above, space for fridge freezer, washing machine and tumble dryer, two windows overlooking the rear garden, tiled splashbacks, single casement door to the rear garden, cupboard housing Thorn gas fired boiler, double radiator, understairs storage cupboard.

ON THE FIRST FLOOR

LANDING

Radiator, access to roof space.

BEDROOM 1 8' 1" x 12' 5" (2.46m x 3.78m)

Two windows to the front, built-in wardrobes with sliding doors, radiator.

BEDROOM 2 7' 7" x 12' 4" (2.31m x 3.76m)

Two windows overlooking the rear garden, eastern aspect, radiator, built-in storage cupboard with hanging rail.

BATHROOM 5' 8" x 9' 0" (1.73m x 2.74m)

White suite with chrome fittings, low level WC, wash hand basin with cupboards under, step in shower cubicle with glass door and screen, glazed window to side, southern aspect, radiator, half tiled walls, airing cupboard housing water cylinder.

OUTSIDE

The front of the property is neatly laid to lawn with mature shrub border, paved pathway leading to entrance and side pedestrian access to the rear garden. There is a garage en bloc closeby. The rear garden wraps around the property providing eastern and southern aspects, paved patio side return with brick built BBQ, timber garden shed, pedestrian gate, lawned area, well stocked with mature trees and shrubs including Espalier fruit trees, Camelia, Buddleia and Rose, outside tap, outside light, fully fenced boundaries.

Directions

From our Penenden Heath office proceed in an easterly direction into Penenden Heath Road, at the Chiltern Hundreds roundabout take the second exit into Sittingbourne Road, turning first left into Hampton Road. Bargrove Road will be found on the sixth turning on the right hand side, the property being some distance along on the left hand side.



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