



Perrymede Road, Allington, Maidstone, Kent, ME16 9FT

Price Guide £425,000 - £450,000



PRICE GUIDE : £425,000 - £450,000. The property is situated in a very popular residential area on the western area of Maidstone town centre. The immediate area has excellent local amenities. There is an out of town shopping centre in Allington with a Waitrose supermarket. There is convenient access to the M20 motorway providing fast travel to London and the Kent coastline.

The property comprises a beautifully spacious three bedroom detached family house which has been maintained to a very high standard and benefits from a newly fitted kitchen. There is a delightful landscaped garden. The house itself benefiting from gas fired central heating and double glazing. Internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: B
Council tax band: E
Tenure: freehold



GROUND FLOOR:

Entrance door to ...

Entrance Hall

Double glazed window to the side elevation. Staircase to first floor.

Cloakroom

Low-level WC. Wash hand basin in vanity unit with cupboards under. Tiled flooring.

Lounge: 17'7 x 11'10 (5.36m x 3.61m)

A well proportioned principal room with double glazed bay window to the front elevation. Spacious walk-in cupboard. Part glazed double doors opening to ...

Kitchen/Dining Room: 16'4 x 15'2 (4.98m x 4.62m)

The KITCHEN AREA has been recently fitted with quality unit with natural oak frontage and quartz work surfaces. The kitchen enjoys AEG double oven, 4-ring gas hob with extractor fan over. Range of wall cupboards. Inset stainless steel sink unit. Built-in dishwasher and washing machine. Tiled flooring. Inset ceiling lighting. Double glazed window to the rear elevation. Double glazed double doors opening to the garden.

FIRST FLOOR:

Landing

Access to insulated roof space which is part boarded, electric light and loft ladder.

Bedroom 1: 12'10 x 9'7 (3.91m x 2.92m)

Double glazed window to the front elevation. Range of mirror fronted wardrobe cupboards.

En-suite Shower Room

Shower cubicle with thermostatically controlled shower. Wash hand basin in vanity unit with cupboards under. Low-level WC. Extractor fan. Inset ceiling lighting. Shaver point. Part tiled walls. Double glazed window to the front elevation.

Bedroom 2: 9'4 x 7' (2.84m x 2.13m)

Double glazed window to the rear elevation.

Bedroom 3: 9'4 x 7' (2.84m x 2.13m)

Double glazed window to the rear elevation.

Family Bathroom

Panelled bath with mixer tap and shower attachment, fitted shower screen. Wash hand basin in vanity unit with cupboards under. Low-level WC. Extractor fan. Part tiled walls. Inset ceiling lighting. Shaver point.

EXTERNALLY:

The property has extensive brick paviour driveway with parking for two cars, in turn giving access to ...

Detached Garage: 19'10 x 10' (6.05m x 3.05m)

Up and over door. Power and light. Personal door.

GARDENS:

The front garden is laid to lawn. The rear garden extends in depth to about 32', laid to lawn with a raised flower border. There is a seating area.

VIEWING

Viewing strictly by arrangements with the Agent's Head Office:

52-54 King Street, Maidstone, Kent ME14 1DB

Tel - 01622 756703

Email – Maidstone@page-wells.co.uk

DIRECTIONS

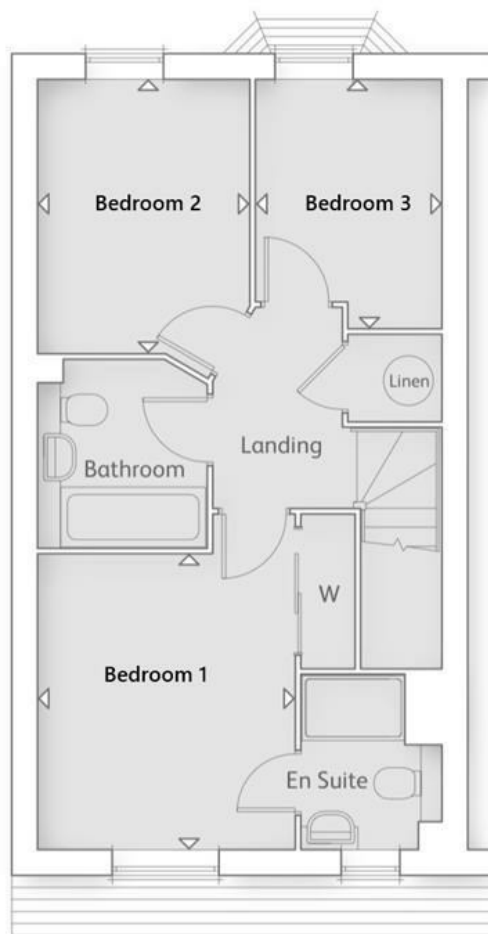
Leave Maidstone on the A20 London Road, proceed towards Larkfield. At the traffic lights turn left into Hermitage Lane on the B2246, continue for some distance before turning left into Chapelfield Way, continue on before turning right into Perrymede Road.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	87
(69-80) C		
(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 	



GROUND FLOOR



FIRST FLOOR

