



29 Hampton Road
Maidstone
ME14 5QT

Guide Price £325,000 to £350,000

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Description

Superb opportunity to purchase this three-bedroom semi-detached property, situated in the sought-after location of Vinters Park. Recently redecorated and benefiting from new carpets throughout, the property is offered with no forward chain and enjoys a delightful sunny private rear garden.

The accommodation comprises an entrance hall, kitchen, spacious living room, rear lobby, landing, three bedrooms, and a family bathroom. Externally, the property also benefits from a garage en bloc and side pedestrian access.

Agents Note: It is considered that the property would achieve £1500 per calendar month as a rental. Viewing is highly recommended.

Location

Located in a well established and most convenient residential position on the popular Vinters Park development with its own shopping parade which is accessed some 100 metres from the property which provides for everyday needs together with community centre and pre-school and the adjacent Vinters valley nature reserve with its 8 acres, educationally the area is well served with local Eastborough, Valley Park and Invicta schools catering for infants, juniors and seniors. Maidstone town centre is within 1 mile and offers a more comprehensive selection of amenities including two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. Mote Park is within ½ a mile and has 450 acres, boating lake, leisure centre and municipal swimming pool.

Council Tax Band
D

VIEWINGS STRICTLY BY APPOINTMENT

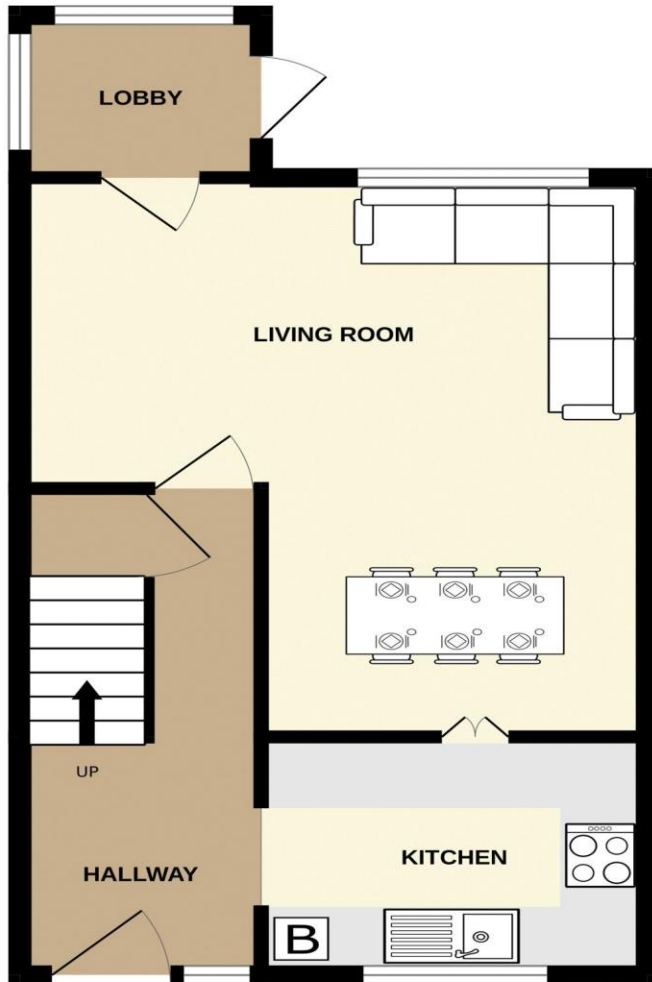
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

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)

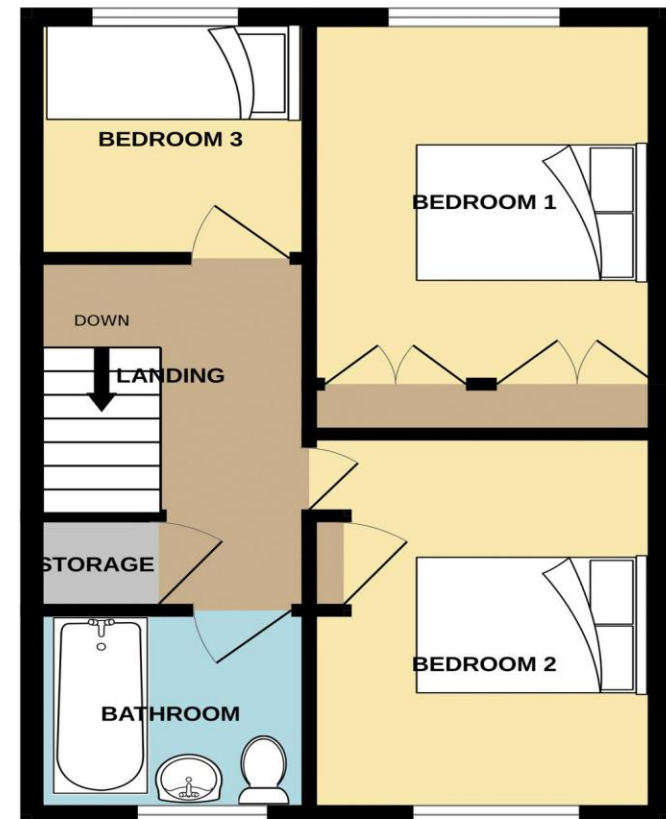


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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 HALL

A uPVC entrance door with decorative stained-glass window and matching side panel opens into the hallway, featuring a radiator, staircase rising to the first floor, and an understairs storage cupboard housing the consumer unit and electric service meter.

LIVING ROOM 17' 0" x 15' 11" (max) (5.18m x 4.85m)

Two radiators and a rear-facing window overlooking the garden, enjoying a pleasant southerly aspect.

KITCHEN 7' 3" x 9' 10" (2.21m x 2.99m)

The kitchen is fitted with a comprehensive range of high and low-level units with wood effect door and drawer fronts and black working surfaces incorporating a stainless steel sink with mixer tap and drainer. Integrated appliances include an eye-level Neff oven and grill, dishwasher, under-counter fridge and freezer, together with a Hotpoint washing machine. A four-burner gas hob with extractor hood above completes the space. Further features include mosaic-effect vinyl flooring, fully tiled walls with decorative mosaic relief detailing, a serving hatch through to the living room, and a cupboard housing the gas-fired Vaillant boiler.

REAR LOBBY

Featuring wood-effect vinyl flooring, a polycarbonate roof, and a window together with a glazed casement door opening onto the rear garden.

ON THE FIRST FLOOR

LANDING

Featuring a timber balustrade and newel post, together with an airing cupboard housing the hot water tank and access to the roof space.

BEDROOM 1 12' 8" x 9' 8" (3.86m x 2.94m)

A rear-facing window overlooks the garden and enjoys a pleasant southerly aspect, while the room also benefits from a double radiator and a range of fitted furniture including two wardrobes, overhead storage, and a dressing table with circular mirror above.

BEDROOM 2 11' 11" x 9' 1" (3.63m x 2.77m)

A front-facing window provides natural light, complemented by a double radiator and a built-in wardrobe cupboard with hanging rail and additional storage above.

BEDROOM 3 7' 4" x 7' 0" (2.23m x 2.13m)

A rear-facing window enjoys a pleasant southerly aspect, complemented by a radiator.

BATHROOM 6' 6" x 6' 1" (1.98m x 1.85m)

The bathroom is fitted with a contemporary white suite complemented by chrome fittings, comprising a vanity unit with quartz-effect worktop incorporating a concealed-cistern low-level WC and wash hand basin with mixer tap and storage cupboards beneath. Additional features include a panelled bath with Mira electric shower and glazed bi-fold shower screen, a front-facing window, fully tiled walls, chromium-

plated heated towel rail, and wood-effect laminate flooring.

OUTSIDE

The property is approached via a pedestrian walkway, with a nearby garage located en bloc. The front garden is predominantly laid to granite shingle with decorative plum slate borders and is attractively stocked with a variety of mature trees and shrubs, including Bay, Jasmine, and Forsythia. A concrete pathway leads to the entrance, while additional features include a side pedestrian gate providing access to the rear garden, outside lighting, and an external water tap.

The rear garden is a particular feature of the property, extending to approximately 45ft in length and thoughtfully landscaped, benefitting from a southern aspect, with fully enclosed fenced boundaries. Immediately adjoining the house is a paved patio seating area, beyond which are two lawned sections connected by concrete pathways and greenhouse. The garden is further enhanced by a decorative archway, trellis, and a wide variety of mature plants and shrubs including an Apple tree.



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