



86 Harvesters Way  
Weaving, Maidstone  
ME14 5SJ

Guide Price £275,000 to £285,000

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## Description

Delightfully presented mid-terrace house situated within a sought-after cul-de-sac on the ever-popular Grove Green development, conveniently positioned for an excellent range of local amenities.

The well-proportioned accommodation is arranged over two floors and extends to just under 600 sq ft, benefiting from gas-fired central heating, UPVC replacement double glazing and an allocated parking space.

Offered to the market with no forward chain, this property represents an ideal first-time purchase, investment opportunity or downsizing option.

Early viewing is highly recommended.

## Location

The Grove Green development offers an excellent selection of local amenities including shops providing for everyday needs by the way of Tesco supermarket, chemist, newsagent, medical centre and community centre with pre-school facilities. The local St Johns school caters for infants and juniors. Adjacent to the development is The Mote Park with it's 900 acres, boating lake, leisure centre and swimming pool. Maidstone is some one mile distant and offers a more comprehensive selection of amenities including a wider selection of schools for older children, two museums, theatre, county library and two railway stations connected to London and The Channel Ports.

## Council Tax Band

C

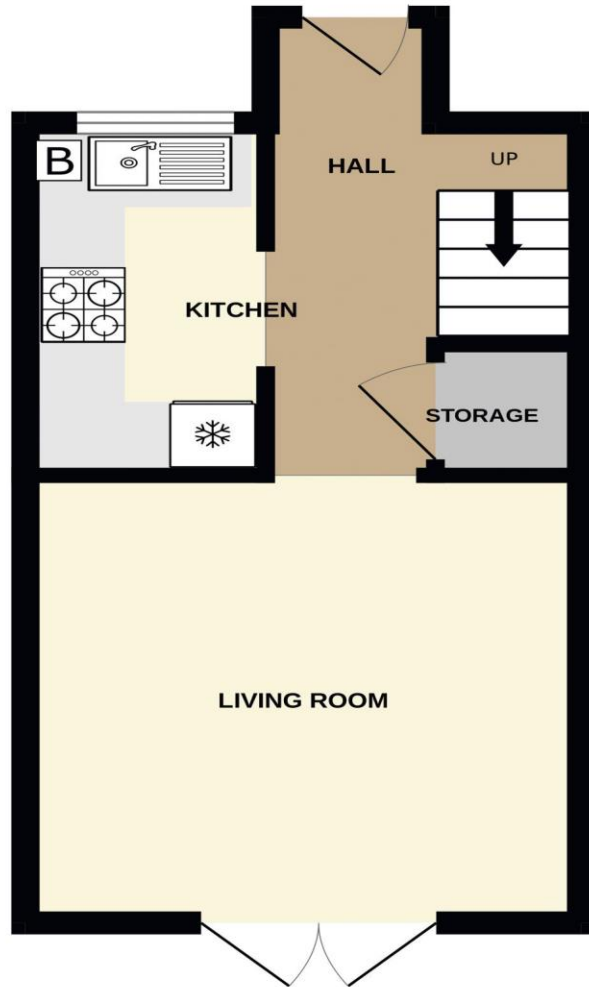
## VIEWINGS STRICTLY BY APPOINTMENT

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

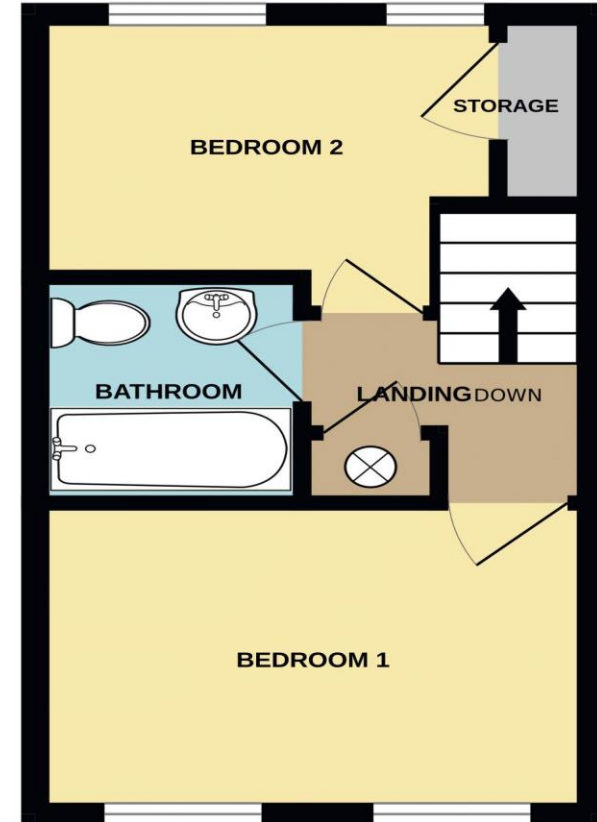


Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR





## ON THE GROUND FLOOR

### ENTRANCE HALL

Accessed via a composite front door with stainless steel furnishings, the welcoming entrance hall features a staircase to the first floor, a useful built-in storage cupboard, a double radiator and external courtesy lighting.

### KITCHEN 9' 1" x 5' 0" (2.77m x 1.52m)

Stylishly fitted with a contemporary range of matching wall and base units complemented by wood-effect work surfaces and coordinating splashbacks. Incorporating an enamel sink unit with chrome mixer tap, a four-ring ceramic hob with concealed extractor hood over and built-in oven below. Integrated fridge/freezer and plumbing for a washing machine. Ceramic tiled flooring. Wall-mounted Worcester gas-fired boiler supplying domestic hot water and central heating. Window to the front aspect.

### LIVING ROOM 12' 6" x 11' 7" (3.81m x 3.53m)

Featuring a radiator and double casement doors opening onto and enjoying views over the rear garden, which benefits from a pleasant easterly aspect.

## ON THE FIRST FLOOR

### LANDING

Built-in linen cupboard with lagged copper cylinder and access to roof space.

### BEDROOM 1 11' 6" x 8' 0" (3.50m x 2.44m)

Enjoying a pleasant easterly aspect, with two windows overlooking the rear garden and a radiator.

### BEDROOM 2 8' 3" x 7' 4" (2.51m x 2.23m)

Two windows to the front aspect enjoying a pleasant westerly outlook, with a useful built-in overstairs storage cupboard and radiator.

### BATHROOM

Fitted with a white suite comprising a panelled bath with mixer tap, hand shower attachment and shower over with curtain and rail, pedestal wash hand basin and low-level WC. Fully tiled walls with decorative border detailing and a heated towel rail.

### OUTSIDE

The property is approached via a central pathway, bordered by attractive plum slate chippings and enclosed by a charming picket fence. Well-stocked with established lavender and Mediterranean-style grasses, creating an appealing first impression.

Extending to approximately 35 ft in length and enjoying a sunny south-easterly aspect, the rear garden is fully enclosed by fencing and laid principally to lawn with established shrub borders. A garden shed provides useful storage, while a rear pedestrian gate offers direct access to the allocated parking area for one vehicle. In addition.

### Directions

From our Bearsted office proceed in a westerly direction into Ware Street passing the railway station on the right hand side, continuing for some distance, approximately 1 1/4 miles to the roundabout, adjacent to Kims Hospital. Take the first exit into New Cut Road, at the next roundabout take the second exit, at the next round about take the first exit. Turn first left into Grovewood Drive and Harvesters Way will be found first turning on the left, the property being some distance along on the right hand side as indicated by our signboard.



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