



**Somerfield Road, Maidstone, Kent, ME16 8JJ**

**Price £875,000**



NO FORWARD CHAIN. Cannero sits in a delightful setting in a private quiet road on the outskirts of Maidstone town centre. The county town provides a wide range of shopping, educational and social facilities together with two mainline stations.

The property comprises quite outstanding detached bungalow set in beautifully maintained private gardens. The property has attractive brick and rendered elevations under a tiled roof and benefits from gas fired central heating and double glazing. Contact: PAGE & WELLS King Street office 01622 756703

EPC rating: C  
Council tax band: G  
Tenure: freehold



**Entrance Porch**

Part glazed door to ...

**Reception Hall:**

Linen cupboard. Cloaks cupboard.

**Inner Hall**

Inset ceiling lighting.

**Sitting Room: 24'1 x 14'8 (7.34m x 4.47m)**

Double aspect room with double glazed double doors opening to the terrace. Feature central fireplace with log/coal effect fire with glass front. Sizeable picture window. Folding doors with leaded light glass opening to ...

**Dining Room: 18'3 x 11'7 (5.56m x 3.53m)**

Tiled flooring. Double glazed doors opening to ...

**Conservatory: 18'3 x 12'1 (5.56m x 3.68m)**

Tiled flooring. Two wall lights. Double glazed double doors opening to the garden terrace.

**Kitchen: 13'11 x 9'2 (4.24m x 2.79m)**

An extremely well fitted kitchen with a range of work surfaces with cupboards and drawers under. Inset sink unit with mixer tap and further cupboards under. Range of wall cupboards. Neff double oven, grill and microwave, 4-ring gas hob with extractor fan over. Miele dishwasher. Built in fridge/freezer. Double glazed window to the rear elevation. Pelmet lighting. Inset ceiling lighting. Archway to ...

**Breakfast Room: 11'7 x 10'8 (3.53m x 3.25m)**

Triple aspect room. Tiled flooring. Inset ceiling lighting. Double glazed door to garden.

**Bedroom 1: 19' x 9'3 (5.79m x 2.82m)**

Double aspect room with double glazed windows to front and rear elevations, Walk in wardrobe.

**En-suite Shower Room**

Shower cubicle with thermostatically controlled shower. Heated towel rail. Low-level WC. Wash hand basin with cupboards and drawers under. Tiled walls. Tiled flooring. Inset ceiling lighting. Wall mirror.

**Bedroom 2: 13' x 10'4 (3.96m x 3.15m)**

Double glazed window to the side elevation.

**Bedroom 3: 11'7 x 10'4 (3.53m x 3.15m)**

Double glazed window to the side elevation.

**Bedroom 4: 13' x 6' (3.96m x 1.83m)**

Double glazed window to the front elevation. Inset ceiling lighting.

**Family Bathroom**

Panelled bath with side mounted mixer tap. Thermostatically controlled shower with fitted shower screen. Low-level WC. Wash hand basin in vanity unit with cupboards under. Inset ceiling lighting. Tiled walls. Tiled flooring. Chrome heated towel rail. Wall mirror. Double glazed window to the side elevation.

**EXTERNALLY:**

There is extensive frontage to Somerfield Road. Lovely established wall. Pillared entrance with double wrought iron gates open to an extensive brick paviour driveway and forecourt. In turn giving access to ...

**Integral Garage: 17' x 161'1 (5.18m x 49.10m)**

Electronically operated up and over door. Worcester gas fired boiler serving central heating and domestic hot water. Gas and electric meters.

**Adjoining Office/Study: 16'1 x 8'2 (4.90m x 2.49m)**

Double aspect. Inset ceiling lighting. Double glazed door to the garden terrace.

The gardens are an outstanding feature to Cannero being beautifully maintained and private. The front garden is laid to lawn with well established flower beds. The wall itself covered with a lovely mature wisteria. Pergola with further wisteria and roses. The gardens continue to the side, again with complete privacy, lawns and flower beds. A lovely rear garden, well screened with a wraparound terrace. Beyond is an area of lawn interspersed with a variety of ornamental and fruit trees. Set in the gardens is a summerhouse and greenhouse.


**VIEWING**

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

**DIRECTIONS**

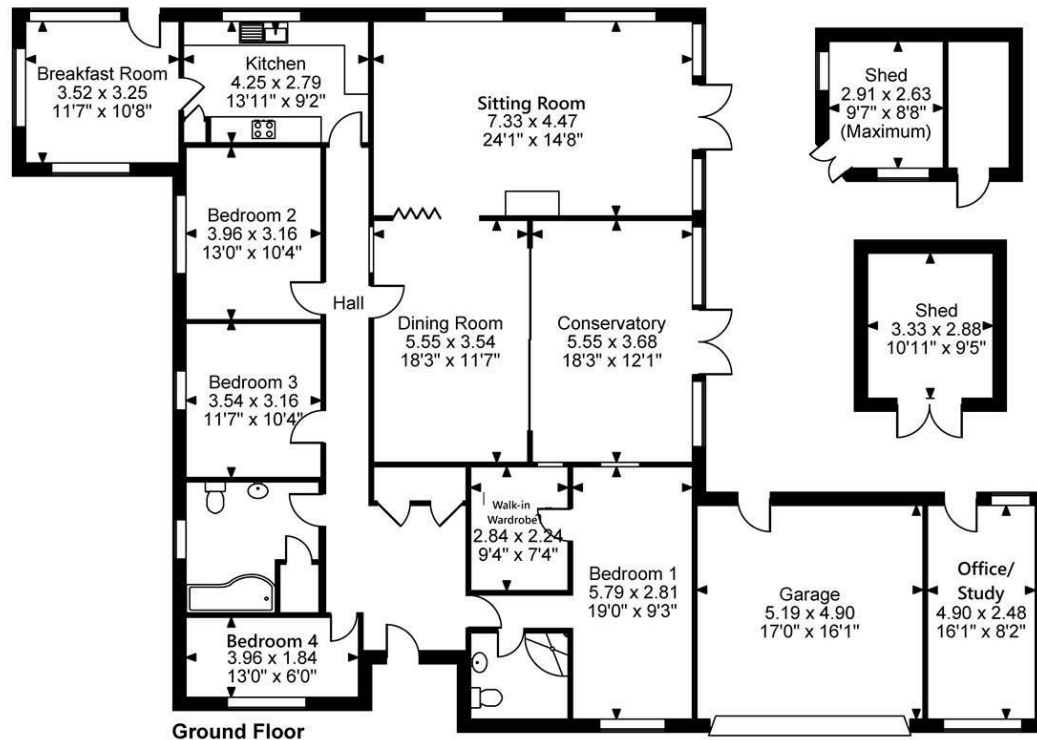
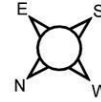
Leave Maidstone on the A20 London Road and proceed towards Allington. Turn left into Somerfield Road where the property will be found after a further short distance on the left hand side.

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are whose which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

**Cannero, Somerfield Road, Maidstone, Kent**  
**Approximate Gross Internal Area**  
**Main House = 2066 Sq Ft/192 Sq M**  
**Garage = 274 Sq Ft/25 Sq M**  
**Office & Sheds = 362 Sq Ft/34 Sq M**  
**Total = 2702 Sq Ft/251 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8643398/TOW

