



**Abingdon Road, Maidstone, Kent, ME16 9DR**

**Price £495,000**

**\*\* A BEAUTIFULLY PRESENTED EXTENDED 3 / 4 BEDROOM DETACHED FAMILY HOME SITUATED IN THE HIGHLY DESIRABLE BARMING AREA WITHIN CLOSE PROXIMITY OF AMENITIES \*\***

Page & Wells are delighted to bring to the market this exceptionally spacious and well-presented detached family home which features a spacious lounge with log burner, study/bedroom 4, modern shower room and a superb open plan kitchen/dining room. The first floor features three bedrooms and a modern family bathroom. There is a driveway providing ample off-road parking facilities and a good sized landscaped garden to the rear. The property is located within walking distance of the reputable Barming Primary School and there is a range of secondary schools close by. Contact PAGE & WELLS King Street Office on 01622 756703. Tenure: Freehold. EPC Rating: D. Council Tax Band: E.



## KEY FEATURES

- Extended
- Bedroom 4/Study
- Superb open plan kitchen/diner
- Modern ground floor shower room
- Landscaped rear garden
- Driveway
- Popular location

## ACCOMMODATION

### Ground Floor:

#### Entrance Hall

Office/Bedroom Four 6'8 x 9'7 (2.03m x 2.92m)

Lounge 13' x 10'8 (3.96m x 3.25m)

Open Plan Kitchen/Diner 25'5 x 10'6 max (7.75m x 3.20m max)

#### Modern Shower Room

### First Floor:

#### Landing

Bedroom One 13'3 x 10'2 (4.04m x 3.10m)

Bedroom Two 10'9 x 10'1 (3.28m x 3.07m)

Bedroom Three 10 x 7'3 (3.05m x 2.21m)

## Modern Family Bathroom

## EXTERNALLY

There is a driveway providing ample off-road parking facilities and a large landscaped garden to the rear.

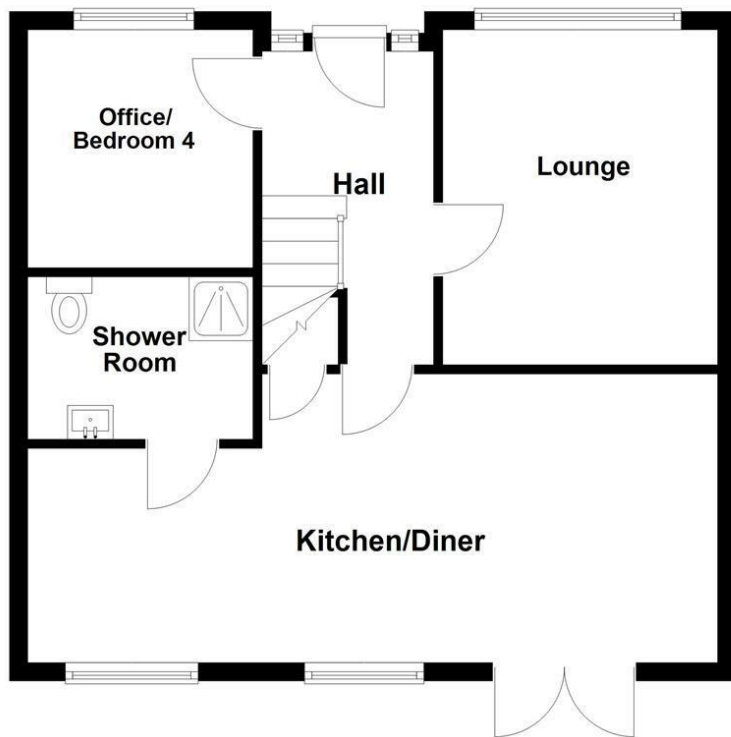
## VIEWING

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

## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                             |
|---------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                       |
| (92 plus) <b>A</b>                          |                            |                                                                                       |
| (81-91) <b>B</b>                            |                            | <b>84</b>                                                                             |
| (69-80) <b>C</b>                            |                            |                                                                                       |
| (55-68) <b>D</b>                            | <b>67</b>                  |                                                                                       |
| (39-54) <b>E</b>                            |                            |                                                                                       |
| (21-38) <b>F</b>                            |                            |                                                                                       |
| (1-20) <b>G</b>                             |                            |                                                                                       |
| Not energy efficient - higher running costs |                            |                                                                                       |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

**Ground Floor**



**First Floor**

