



Queens Avenue, Maidstone, Kent, ME16 0ER
Offers In The Region Of £825,000



The property is situated in one of Maidstone's most sought after residential roads on the western outskirts of the town centre. The immediate area is well-served with an out-of-town shopping centre at Allington, a few minutes drive away. There is easy access to the M20 motorway. The county town itself provides a wide range of shopping, educational and social facilities.

The property comprises a most sought after Clarke & Epps detached family house which enjoys attractive brick and tile hung elevations under a tiled roof. The house benefits from double glazing and gas fired central heating, and there is a security system installed. The property stands in a delightful established garden and benefits from an attached garage and excellent parking facilities. An internal inspection of this lovely family home is thoroughly recommended by the sole selling agents. NO FORWARD CHAIN. Tenure: Freehold. EPC Rating: D. Council Tax Band: G.



ACCOMMODATION

Glazed double doors open to ...

Ground Floor:

Entrance Porch

Tiled flooring. Further entrance door to ...

Entrance Hall

Staircase to first floor. Understairs cupboard. Double glazed door to garden.

Cloakroom

Low level WC. Wash hand basin. Tiled walls.

Dining Room

Double glazed leaded light bay window to front elevation. Two wall light points. Glazed hatch through to breakfast room.

Lounge

Double glazed leaded light window to front elevation. Double glazed window to side elevation. Attractive central fireplace. Two wall light points. Glazed panelled door opening to ...

Sun Lounge

Pine panelling to walls. Double glazed doors opening to garden.

Breakfast Room

Double glazed window to rear elevation. Door to ...

Good-sized Kitchen

Extensive range of work surfaces with cupboards and drawers beneath. Inset twin stainless steel sink unit with cupboards under. Range of wall cupboards. Britannia double oven. 5-ring gas hob with extractor fan over. Built-in wine fridge. Integrated dishwasher. Double glazed window to rear elevation. Door to ...

Utility Room

Stainless steel sink unit with cupboards under. Plumbing for washing machine. Range of cupboards. Worcester gas fired boiler serving central heating and domestic hot water. Double glazed window to side elevation. Door to garage.

First Floor:

Reception Landing

Airing cupboard housing hot water tank. Access to part-boarded loft space with electric light.

Bedroom One

Double glazed leaded light bay window to front elevation. Range of built-in wardrobe cupboards. Door to ...

Attic/Storeroom/Playroom

Small window.

Bedroom Two

Double aspect with double glazed windows to rear and side elevations.

Bedroom Three

Double glazed leaded light window to front elevation. Built-in wardrobe cupboard.

Bedroom Four

Double glazed window to rear elevation. Wash hand basin.

Family Bathroom

Panelled bath with Aqualisa shower unit and fitted shower screen. Wash hand basin in vanity unit with cupboards under. Tiled walls. Chrome heated towel rail. Double glazed leaded light window to front elevation.

Separate WC

Low level WC. Wash hand basin.

EXTERNALLY

The property is screened from Queens Avenue with tall ragstone walling. Wrought iron double gates open through to a block paviour driveway providing excellent parking facilities and leading to an ATTACHED GARAGE. The FRONT GARDEN is laid to lawn with well-stocked flower beds. Side access leads to a large, established and beautifully landscaped REAR GARDEN. Immediately behind the house is a paved terrace with electric awning. A pathway leads through the garden which has an area of lawn with well-stocked flower beds. Ragstone walling divides a productive vegetable garden with greenhouse and two sheds.

VIEWING

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

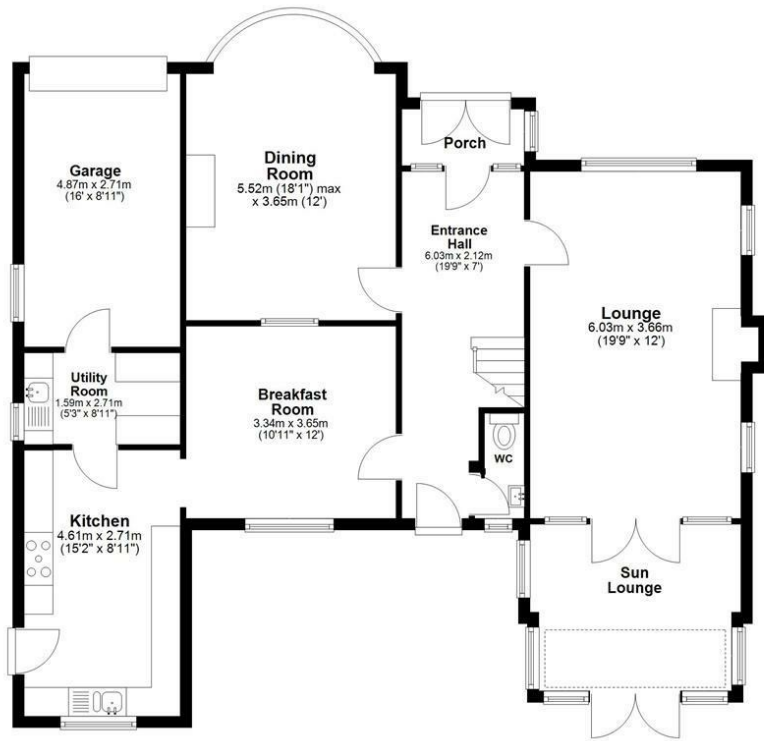
DIRECTIONS

Leave Maidstone on the A20 London Road and proceed towards Allington. Turn left into Queens Avenue. Continue on where the property will be found on the right hand side.

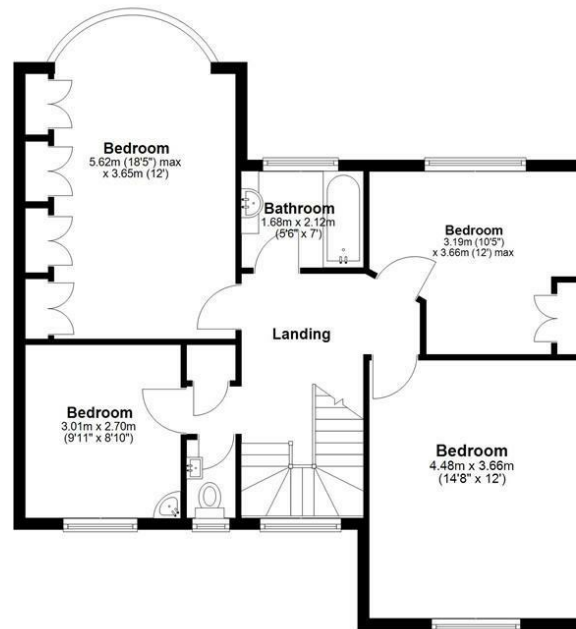
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(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



Total area: approx. 179.9 sq. metres (1936.7 sq. feet)

