



Tyland Lane, Sandling, Maidstone, Kent, ME14 3BH

Guide Price £425,000 - £450,000



*** GUIDE PRICE: £425,000 - £450,000 *** A WELL PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME WITH FAR REACHING VIEWS SITUATED IN THE SEMI-RURAL LOCATION OF SANDLING ***

This rarely available three bedroom semi-detached family home must be viewed to be appreciated. The ground floor accommodation features a useful WC, living room with double doors opening to dining room, conservatory, kitchen and utility room. The first floor offers three bedrooms and a family bathroom. There are ample off-road parking facilities to the front, a garage and a long garden to the rear. There is potential to extend, subject to the necessary planning consents being obtained. Tyland Lane is ideally positioned within Sandling, offering a peaceful, semi-rural setting, whilst remaining conveniently close to Maidstone town centre. The property is within easy reach of the North Downs, perfect for countryside walks and benefits from excellent transport links via the M20 and M2. An internal viewing of this fine family home is strongly recommended. Contact PAGE & WELLS King Street Office on 01622 756703. Tenure: Freehold. EPC Rating: D. Council Tax Band: D.



KEY FEATURES

- Semi-rural location
- Outstanding views to front
- Three bedrooms
- Two reception rooms
- Kitchen and utility room
- Large conservatory
- Long rear garden
- Driveway and garage

ACCOMMODATION

Ground Floor:

Entrance Hall

WC

Living Room

Dining Room

Kitchen

Utility Room

Conservatory

First Floor:

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

EXTERNALLY

There is a driveway to the front providing off-road parking facilities, leading to the garage. There is a large garden to the rear.

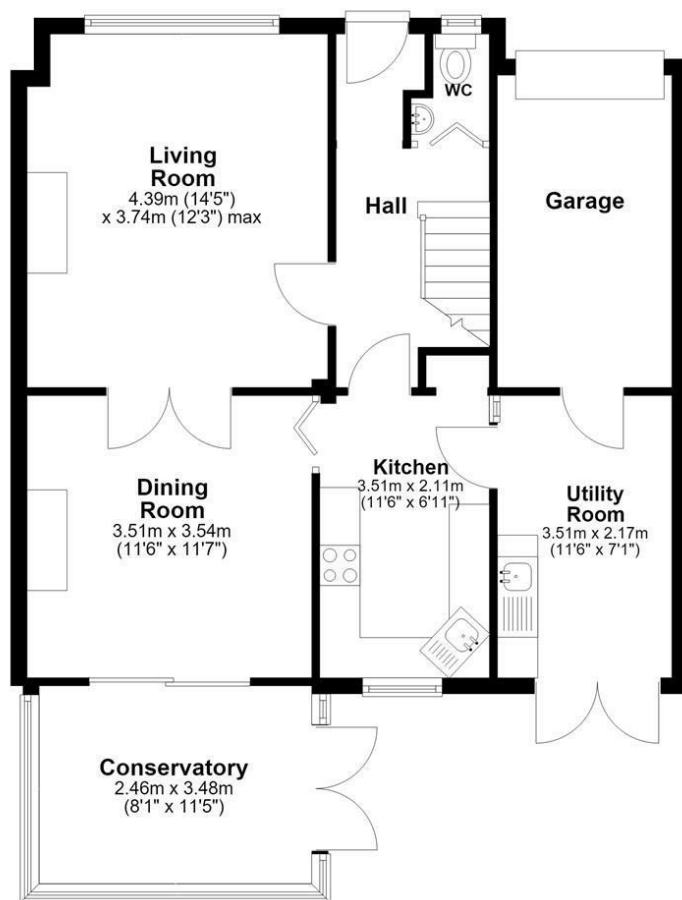
VIEWING

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

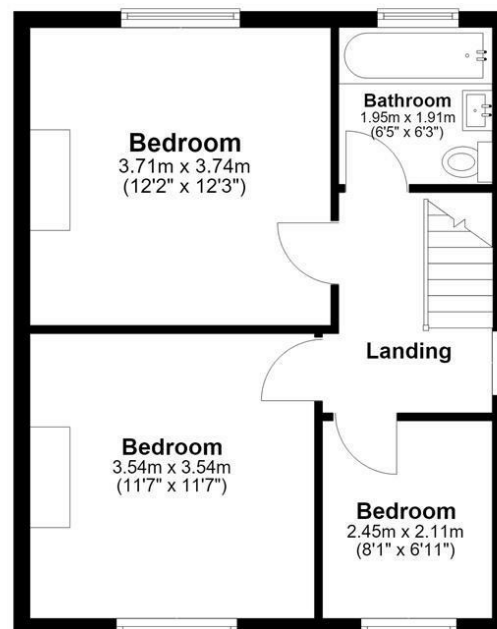
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(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. 104.6 sq. metres (1126.4 sq. feet)

