



**Longfield Place, Maidstone, Kent, ME15 9AJ**

**Guide Price £300,000 - £325,000**

\*\* GUIDE PRICE: £300,000 - £325,000 \*\* A BEAUTIFULLY PRESENTED TWO BEDROOM SEMI-DETACHED BUNGALOW SITUATED IN A POPULAR RESIDENTIAL LOCATION \*\*

Page & Wells are delighted to bring to the market this rarely available, freshly decorated, two bedroom bungalow with no forward chain implications. The property features a modern shower room, principal bedroom with built-in wardrobes, further bedroom, kitchen with washing machine, tumble dryer, hob and fridge/freezer to remain, living room with fireplace and conservatory. There are off-road parking facilities to the front and a low maintenance rear garden. An internal viewing is highly recommended. Contact PAGE & WELLS King Street Office on 01622 756703. Tenure: Freehold. EPC Rating: C. Council Tax Band: D.



## PROPERTY INFORMATION

Property built in 2007.  
 The house is insulated.  
 The loft has some insulation in place, accessed via loft ladder.  
 New boiler installed with 10 year guarantee (April 2022).  
 Smart thermostat with Wi-Fi or manual setting with safety self-shut down if Co2 escapes from the boiler.  
 New hob installed (April 2025).  
 New kitchen tap (August 2025).  
 New bathroom vent (August 2025).  
 Newly installed fire alarm (August 2025).  
 UPVC fence installed (2022).  
 3 new outdoor solar lights installed (August 2025).  
 The garden has step free access from the street.  
 Small garden.  
 House to be sold as seen.

## KEY FEATURES

- No forward chain
- Quiet location
- Modern kitchen with built-in appliances
- Freshly decorated
- Recently laminated wooden floor throughout
- Electric fireplace
- Off-road parking

## ACCOMMODATION

### Entrance Hall

### Modern Shower Room

**Bedroom One 14'9 x 9'1 (4.50m x 2.77m)**

**Modern Kitchen 12'10 x 5'9 (3.91m x 1.75m)**

**Bedroom Two 10'7 x 9'6 (3.23m x 2.90m)**

**Living Room 14'9 x 9'1 (4.50m x 2.77m)**

**Conservatory 8'1 x 7'9 (2.46m x 2.36m)**

### EXTERNALLY

Low maintenance garden to the rear. There is off-road parking for one car to the front of the property and unrestrictive on-road parking in Longfield Place.

### 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		90
(81-91) B		74
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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