



71 Park Avenue
Maidstone
ME14 5HL

Guide Price £525,000 to £550,000

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Description

Built in 1959 by the renowned local builder Harry Smith as part of the sought-after Foley Park development, this attractive semi-detached home offers generous living space, excellent curb appeal, and a wonderful family-friendly location. Set behind a brick-paved driveway with parking for approximately six vehicles, the property includes an integral garage and adjoining workshop—perfect for storage, hobbies, or conversion potential (subject to necessary approvals/regs).

Step inside to discover a spacious and well-connected ground floor. The large lounge, dining room, and fitted kitchen flow seamlessly together, creating a bright and open plan feel ideal for modern living and entertaining. A separate study offers a quiet space for home working, while a useful cloakroom/utility room adds to the practicality of the home. Upstairs, the property offers four well-proportioned bedrooms, including three generous doubles, alongside a family bathroom and separate shower room—ideal for busy households.

Outside, the well secluded rear garden wraps around the property and includes a patio area, lawn, ornamental fishpond, greenhouse, two timber sheds, and convenient side access. Located close to Maidstone town centre, well-regarded schools, and excellent transport links, this much-loved family home has been owned by the current vendors for 46 years—a true testament to its charm and comfort.

This is a rare opportunity to purchase a spacious and well-located home with fantastic potential in a desirable residential area. Early viewing is highly recommended.

Location

Located on the favoured northern outskirts of the town conveniently placed within 1/2 a mile of the centre with its excellent shopping facilities at The Mall and Fremlins Walk, two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. Educationally the area is well served with the local Eastborough, Valley Park, Invicta and School of Science and Technology . To the east of the county town is Mote Park with its 450 acres, boating lake, leisure centre and municipal swimming pool. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

Council Tax Band

E

VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)

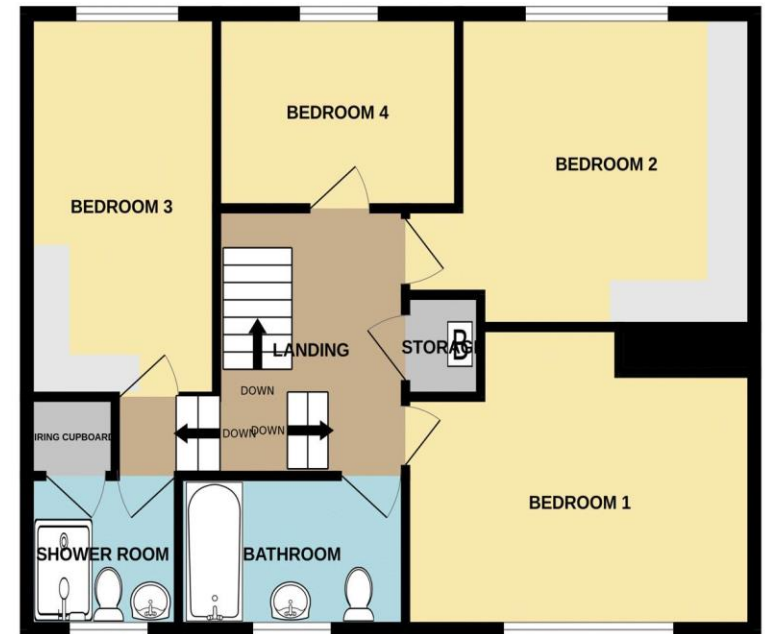


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1132 sq.ft. (105.2 sq.m.) approx.



1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 1852 sq.ft. (172.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ON THE GROUND FLOOR

ENTRANCE PORCH 8' 0" x 4' 10" (2.44m x 1.47m)

Great sized entrance porch with UPVC entrance door with decorative window panes and side panel windows, wood laminate flooring, window to side, glazed UPVC entrance door and side window to:

ENTRANCE HALL 15' 5" x 6' 0" (4.70m x 1.83m)

Wood laminate flooring, staircase to first floor with timber balustrade and newel post, radiator, low voltage recessed lighting, under stairs storage cupboard.

LOUNGE 16' 9" x 13' 10" (5.10m x 4.21m)

Continuous wood laminate flooring, contemporary cast iron feature fireplace with pine surround, tiled cheeks, decorative cowl and raised tiled hearth, window to front with fitted shutter blinds, two radiators, three wall light points, wide opening to:

DINING ROOM 12' 0" x 9' 10" (3.65m x 2.99m)

Continuous wood laminate flooring, radiator, wide opening to kitchen, wooden double casement doors and side windows to:

STUDY 9' 9" x 7' 9" (2.97m x 2.36m)

Wood laminate flooring, window overlooking rear garden with fitted shutter blinds, radiator.

KITCHEN / BREAKFAST ROOM 16' 6" x 12' 4" (5.03m x 3.76m)

Continuous wood laminate flooring, a range of high and low level units with cream door and drawer fronts and complimenting slate effect working surfaces, stainless steel one and a half bowl sink

with mixer tap, drainer and tiled splashbacks, AEG range cooker with 6 burner gas hob, extractor hood above and stainless steel upstand, integrated dishwasher, space for fridge freezer, vertical radiator, two windows overlooking the rear garden (to the rear and side), built-in understairs storage cupboard. Door to:

LOBBY 7' 10" x 5' 0" (2.39m x 1.52m)

Wood laminate flooring, low voltage recess lighting, integral door to garage and workshop, glazed single casement door to the rear garden.

CLOAKROOM / UTILITY 7' 10" x 5' 0" (2.39m x 1.52m)

Wood laminate flooring, white suite set within built-in vanity with storage cupboards and surface, low level WC with concealed cistern, wash hand basin with mixer tap, wall mounted cupboards with wood effect doors, complimentary working surface with under counter space for washing machine and tumble dryer, metro tiled walls, window to rear, low voltage recessed lighting.

GARAGE / WORKSHOP 17' 7" x 8' 0" Garage 12' 4" x 6' 10" Workshop (5.36m x 2.44m)

Accessed via either roller entry door from the front, personal integral door from the lobby, housing consumer unit, door to adjoining workshop which has a range of high and low level units and workbench, electric, light and power, access to useful loft store space, glazed window to rear garden.

ON THE FIRST FLOOR

LANDING 10' 5" x 8' 2" (3.17m x 2.49m)

Access to roof space, timber balustrade and newel post, built-in cupboard housing Baxi boiler.

BEDROOM 1 14' 8" x 9' 9" (4.47m x 2.97m)

Window to front with fitted shutter blinds, a range of built-in wardrobes and matching chest of drawers, dado rail, radiator.

BEDROOM 2 12' 5" x 12' 0" (3.78m x 3.65m)

Window overlooking rear garden with fitted shutter blinds, radiator, built-in wardrobes.

BEDROOM 3 14' 9" x 8' 0" (4.49m x 2.44m)

Built-in wardrobes, window to front with fitted shutter blinds, radiator.

BEDROOM 4 10' 4" x 7' 6" (3.15m x 2.28m)

Window to front with fitted shutter blinds, radiator, wardrobes.

BATHROOM 8' 1" x 5' 6" (2.46m x 1.68m)

Wood laminate flooring, white suite with chrome fittings, fully tiled walls, low level WC, wash hand basin with mixer tap and storage under, panelled bath with mixer tap, chromium plated heated towel rail, extractor fan, window to rear.

SHOWER ROOM 8' 0" x 5' 6" (2.44m x 1.68m)

White suite with chrome fittings, low level WC, wash hand basin with mixer tap and cupboards under, twin shower cubicle with shower, body jets and glass screen, window to rear, fully tiled walls, extractor fan,



chromium plated heated towel rail, built-in walk in airing cupboard with light, radiator and shelving.

OUTSIDE

The front of the property has great curb appeal, with a generous brick paviour driveway with parking for approximately 6 vehicles, a lawned area with mature Acer tree, entrance canopy with low voltage recessed lighting above the garage door, outside tap, outside lighting and side pedestrian access to the rear garden.

The secluded triangular shaped garden (70ft x 30ft) wraps around the property and is very well stocked with mature trees and shrubs. There is a brick paviour patio adjacent to house, a covered canopy section of patio with low voltage recessed lighting, a generous lawned area, a feature ornamental fishpond under pergola with safety wire surround, green house, two timber sheds - one behind fencing and accessed via gate, water butt, outside tap and outside lighting. This garden is perfect for entertaining and relaxing!

Directions

From our Penenden Heath office proceed in a southerly direction into Boxley Road, take the 5th turning on the left into Curzon Road, at the end of the road turn right follow the road around the bend and take the turning into Park Avenue, the property will be found on the left hand towards the end of the cul de sac, as indicated by our signboard.





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