



469 Loose Road
Maidstone
ME15 9UJ

Guide £250,000-£275,000

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Description

Exceptionally spacious and well presented Victorian cottage, situated on the sought-after southern outskirts of Maidstone in the popular Loose area. This charming home has been thoughtfully improved while retaining its character and offers over 1,000 sq ft of well-planned accommodation arranged over two floors.

The property features two reception rooms, a well-appointed fitted kitchen, a convenient downstairs cloakroom and a useful cellar/store room. To the first floor are two double bedrooms and a modern family bathroom. Outside, the 65ft rear garden enjoys a sunny easterly aspect and has been designed for low-maintenance living, providing an ideal space for relaxing or entertaining.

Occupying a well-established residential location, the property is within easy walking distance of the excellent range of shops and amenities at Boughton Parade. Highly regarded local schools and regular bus services into Maidstone town centre are also close by, making this an ideal home for families and commuters alike.

Agents note: It is considered the property could achieve £1,300 per calendar month as a rental.

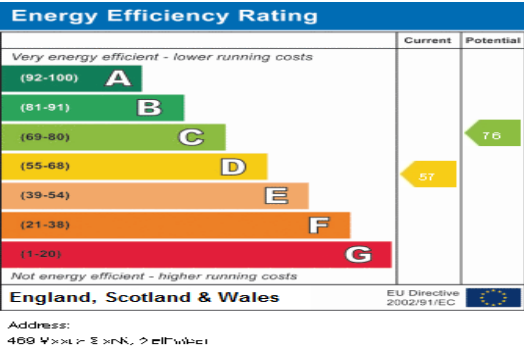
Location

The property is within a 1/2 of a mile of the Loose Valley with its idyllic collection of period properties, fast flowing stream and nature reserve. Close to the property is the highly regarded Loose Infant and Junior School. There are regular bus services into Maidstone town centre, being some two miles distant. The wider area around Loose has shops at Boughton Parade providing for everyday needs with supermarket,chemist and doctors together with a bowls club and a YMCA for sporting facilities. The County town is some two and half miles distant and offers a more comprehensive selection of amenities including two museums, theatre, County library, multi-screen cinema and two railway stations connected to London.

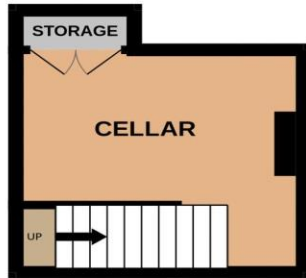
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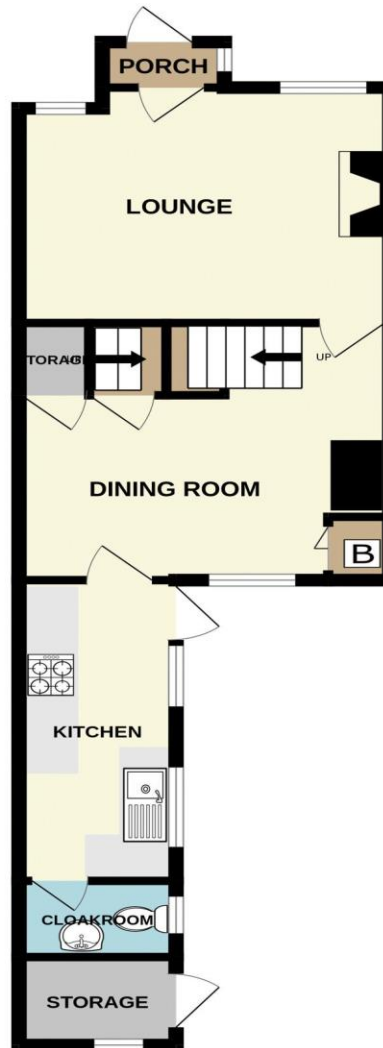
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



BASEMENT
120 sq.ft. (11.1 sq.m.) approx.



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (82.9 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

Composite entrance door. Window to side. Hardwood door to:-

LOUNGE 14' 2" x 11' 4" (4.31m x 3.45m)

Two windows to the front with western aspects. Double radiator. Wood laminate flooring. Recessed downlighters. Door to:-

DINING ROOM 14' 2" x 11' 10" (4.31m x 3.60m)

Stairs to first floor. Window to rear. Wall mounted electric fire. Built in wardrobe cupboard with rail. Cupboard housing wall mounted combi boiler supplying hot water and central heating throughout. Laminate flooring and recessed lighting.

KITCHEN 14' 0" x 6' 0" (4.26m x 1.83m)

Fitted kitchen with a range of high & low level units having white gloss door and drawer fronts. Complementing working surfaces with mosaic tiled splash back. Stainless steel sink with mixer tap. Integrated oven with four burner hob and stainless steel chimney style extractor hood over. Plumbing for washing machine. Space for fridge freezer. Two windows to side. Radiator. UPVC 1/2 glazed door to garden. Recessed downlighters.

CLOAKROOM

Low level W.C, wash hand basin with mixer tap and drawer beneath. Tiled walls and floor. Window to side. Radiator.

ON THE LOWER GROUND FLOOR

CELLAR/STORE ROOM 10' 7" x 10' 0" (3.22m x 3.05m)

Tile effect flooring. Double built in meters cupboard. Recessed lights. Drylined walls with exposed brickwork and ragstone. Light & power.

ON THE FIRST FLOOR

LANDING

White timber balustrade. Radiator.

BEDROOM 1 14' 3" x 11' 4" (4.34m x 3.45m)

Window to front. Radiator. Recessed downlighters. Carpet.

BEDROOM 2 11' 10" x 7' 9" (3.60m x 2.36m)

Window to rear overlooking the garden. Radiator. Carpet.

BATHROOM

White suite comprising 'P' shaped panelled bath with thermostatically controlled shower over with curtain and rail. Tiled walls. Low level W.C. Wash hand basin with mixer tap. Window to rear. Recessed downlighters. Extractor fan. Chromium plated heated towel rail. Laminate flooring.

OUTSIDE

To the front of the property there is a small paved area of garden and steps to the front door.

The rear garden extends to approximately 65' with an eastern aspect. Patio adjacent to the house, area of artificial grass, decked area and shed measuring

10' x 6'7 with electric light & power. Fenced boundaries.

Directions

From Maidstone leave in a southerly direction on Stone Street, a continuation of which is the Loose Road A229, bearing right at the traffic lights continue along the Loose Road, at the fire station proceed for approximately a quarter of a mile, and the property will be found on the left hand side just prior to Anglesey Avenue on the right hand side.



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