



17 Square Hill Road
Maidstone
ME15 7TN

Offers in the Region of £525,000

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Description

This chain free substantial and beautifully presented 1930's semi-detached home offers approximately 1,300 sq ft of well-proportioned accommodation and is ideally located within easy reach of Maidstone town centre and the stunning Mote Park, boasting over 450 acres of parkland.

The property retains charming period features, including an original stained-glass entrance door, while offering modern comforts throughout. The accommodation comprises three generous double bedrooms, a luxurious family bathroom, and a convenient downstairs cloakroom. Additional practical spaces include a utility room, ideal for modern family living.

Externally, the home benefits from a garage and an impressive 110ft rear garden, providing ample space for outdoor entertaining, gardening, or family enjoyment. Parking for several vehicles. Further features include electric heating and spacious, light-filled rooms throughout, making this an ideal home for families or professionals seeking character, space, and a prime location close to amenities and green spaces.

Early viewing is highly recommended to fully appreciate the size, character, and setting of this attractive period home. Sold with no forward chain.

Location

The property is within 100 metres of Mote Park with it's 450 acres, boating lake. leisure centre and municipal swimming pool and host to Maidstone rugby club, cricket club and squash club. The unique position in this quiet backwater yet within a 1/4 of a mile of the town centre with its excellent selection of amenities including two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel ports. Educationally the area is well served with the local Eastborough, Valley Park and Invicta schools catering for infants, juniors and senior with a wider selection of Grammar schools and collages in and around the town centre.

Council Tax Band

E

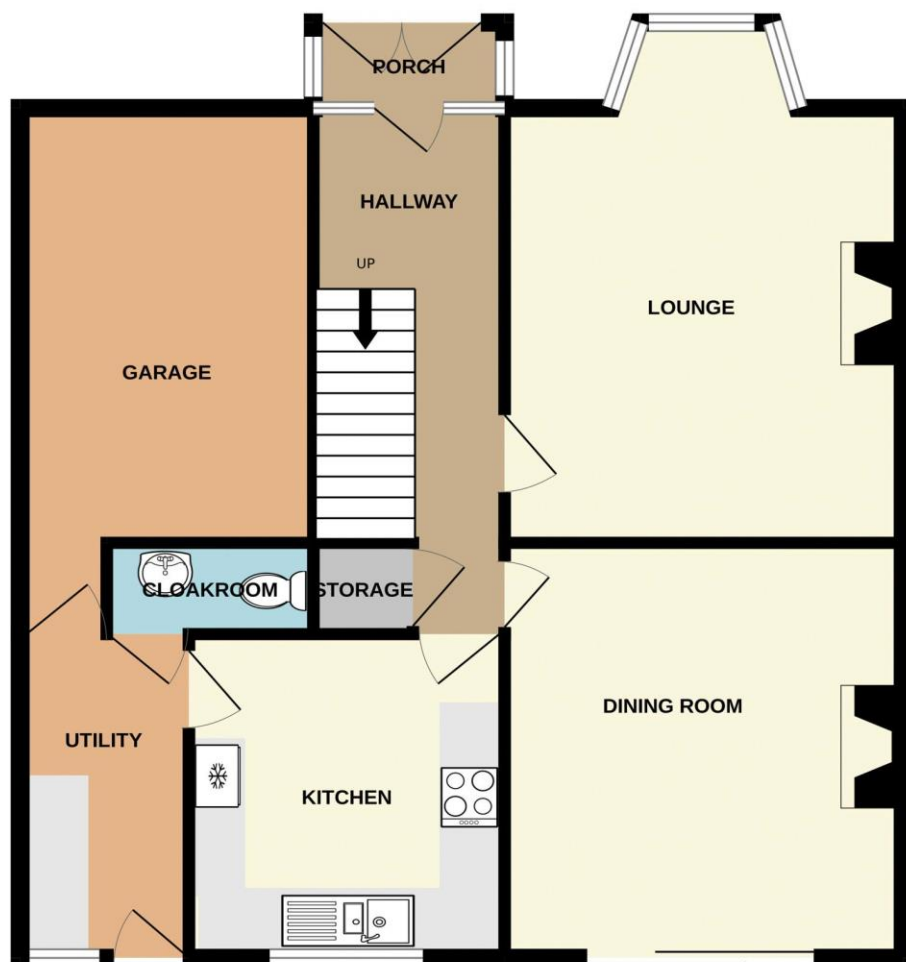
VIEWINGS STRICTLY BY APPOINTMENT

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

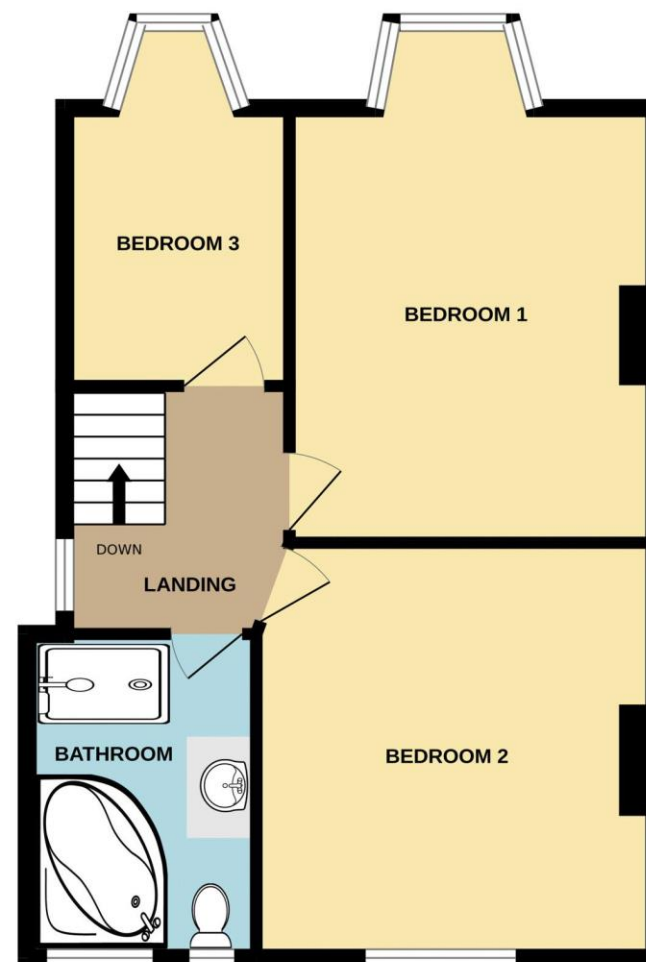


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1306 sq.ft. (121.3 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

Double UPVC double glazed entrance door with windows to side, tiled floor, hardwood entrance door with decorative leaded light-stained glass and windows to side, light.

HALLWAY

Stairs to first floor, understairs cupboard with service meters and consumer unit and electric storage heater.

LOUNGE 16' 10" x 12' 5" (5.13m x 3.78m)

Bay window to front, feature fireplace with brick surround and open grate, electric heater.

DINING ROOM 13' 5" x 12' 0" (4.09m x 3.65m)

Fireplace with wooden surround, electric fire, UPVC double glazed sliding patio doors and electric storage heater.

KITCHEN 10' 0" x 9' 0" (3.05m x 2.74m)

Range of high and low level units with wooden doors and drawer fronts. Granite working surfaces and tiled splashbacks. Stainless steel 1 and a half bowl sink and mixer tap. Integrated oven, four burner electric hob with extractor hood above. Built-in dresser unit with integrated fridge. tiled floor, recessed downlighters, integrated washing machine, window to rear overlooking the garden. Door to:-

UTILITY ROOM

High and low level cupboards with wood door fronts, complementing working surface, space for tumble dryer,

window and UPVC door to the rear garden, doors to cloakroom and garage.

CLOAKROOM

White low level W.C. with concealed cistern, wall hung wash hand basin, electric heated towel rail, extractor fan and vinyl floor.

ON THE FIRST FLOOR

LANDING

Window to side affording a southern aspect.

BEDROOM 1 17' 0" x 10' 5" (5.18m x 3.17m)

Bay window to front affording a western aspect, built-in storage cupboards with shelving and electric storage heater.

BEDROOM 2 13' 7" x 12' 0" (4.14m x 3.65m)

Window to rear, two built-in storage cupboards with shelving and hanging rail and electric storage heater with decorative cover.

BEDROOM 3 9' 0" x 7' 0" (2.74m x 2.13m)

Oriel bay window to front with deep sill.

BATHROOM 9' 10" x 8' 3" (2.99m x 2.51m)

Four-piece white suite with chrome fittings comprising corner bath with mixer tap. Double walk-in shower with electric shower, low level W.C., vanity wash hand basin with mixer tap and cupboards under. Wall mounted mirror and pelmet above with spotlights. Fully tiled walls and floor, two windows to the rear, recessed downlighters. electric wall mounted fan heater and extractor fan.

OUTSIDE

Garage with up and over entrance door, light and power measuring 17' x 9'2.

To the front of the property there is an extensive driveway for parking several vehicles.

The rear garden is a particular feature with an eastern aspect measuring 110' approximately. Patio adjacent to the house with outside water tap. Extensive lawn area with shrub borders. Fully fenced boundaries and greenhouse.

Directions

From our Penenden Heath office proceed in an easterly direction into Penenden Heath Road, at The Chiltern Hundreds roundabout take the third exit into Sittingbourne Road, follow the road into the one way system bearing left past the Haynes garage onto The Ashford Rd, A20 heading in an easterly direction. Taking the first turning on the right just beyond the petrol station into Square Hill Road.



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