



River Close, East Farleigh, Maidstone, Kent, ME15 0JE

Price £600,000



**** A RARELY AVAILABLE & EXCEPTIONALLY WELL-PRESENTED SPLIT LEVEL FOUR BEDROOM DETACHED FAMILY HOME ENJOYING FAR REACHING VIEWS OVER THE RIVER, MEDWAY VALLEY AND BEYOND ****

Page & Wells are delighted to bring to the market this quality family home situated in a small select cul-de-sac in the picturesque village of East Farleigh. Bright and airy throughout, the ground floor accommodation features a kitchen/breakfast room, which opens onto a conservatory with far reaching views, utility room, cloakroom, with steps down from the entrance hall into the most spacious welcoming living room. There are four bedrooms and a family bathroom arranged over two further levels. There is a large garage which extends to approximately 26' in length, a driveway providing ample off-road parking and well-maintained gardens to the front, side and rear. The real standout feature of this property is the panoramic views over the valley which can be enjoyed from the garden and the property itself. The property is conveniently located within walking distance of the village primary school, mainline railway station, popular pub and is in a perfect position to enjoy scenic walks along the river. Whilst in a rural setting, with a real sense of a local village community, the property is still well connected with amenities further afield. Properties of this calibre, with such great views over the river are a rarity to the market and as such, we would highly recommend an internal viewing. Contact PAGE & WELLS King Street Office 01622 756703. Tenure: Freehold. EPC Rating: D. Council Tax Band: F.



KEY FEATURES

- Panoramic views over countryside, river and beyond
- Walking distance of railway station, primary school & local pub
- Riverside walks
- No forward chain
- Four bedrooms
- Kitchen and utility room
- Conservatory with views
- Tandem garage & driveway parking

ACCOMMODATION

Ground Floor:

Entrance Hall

Cloakroom

Kitchen/Breakfast Room 20'5 x 7'9 (6.22m x 2.36m)

Double doors opening to ...

Conservatory 11'7 x 9'10 (3.53m x 3.00m)

Utility Room 11'6 x 7'4 (3.51m x 2.24m)

Access to garage.

Living Room 22' x 14'1 max (6.71m x 4.29m max)

(via steps down from entrance hall)

First Floor:

Bedroom One 11'8 x 10'10 (3.56m x 3.30m)

Bedroom Two 11'2 x 10'3 (3.40m x 3.12m)

Bedroom Three 10'10 x 9'11 (3.30m x 3.02m)

Bedroom Four 9' x 8 (2.74m x 2.44m)

Bathroom

EXTERNALLY

There is a driveway providing ample off-road parking facilities and a tandem garage. There are well-maintained gardens to the front, side and rear.

VIEWING

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

AGENTS NOTE

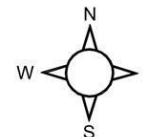
Some of the photos have be edited using AI

Energy Efficiency Rating

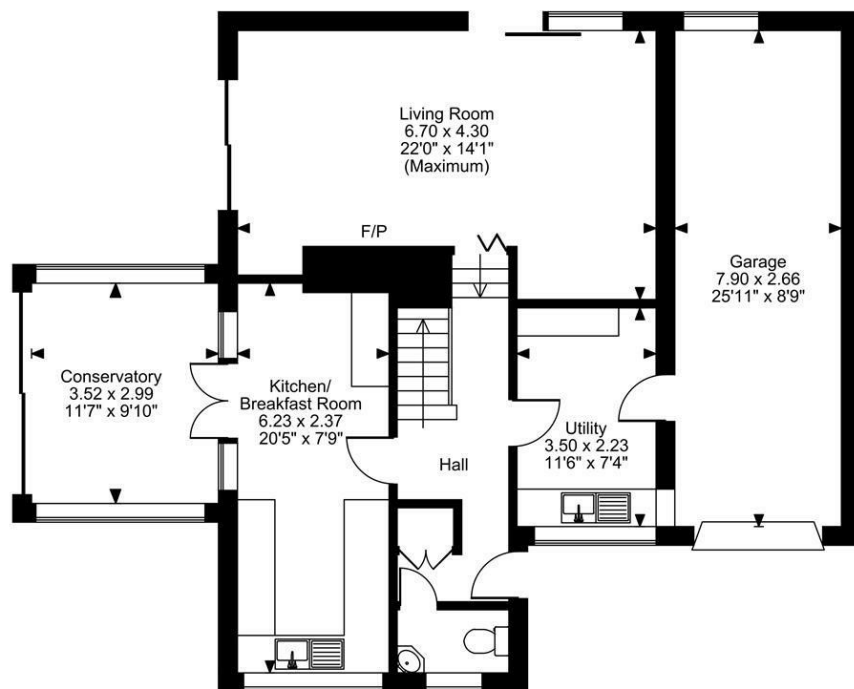
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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River Close, East Farleigh, Maidstone
Approximate Gross Internal Area
Main House = 1421 Sq Ft/132 Sq M
Garage = 227 Sq Ft/21 Sq M
Total = 1648 Sq Ft/153 Sq M

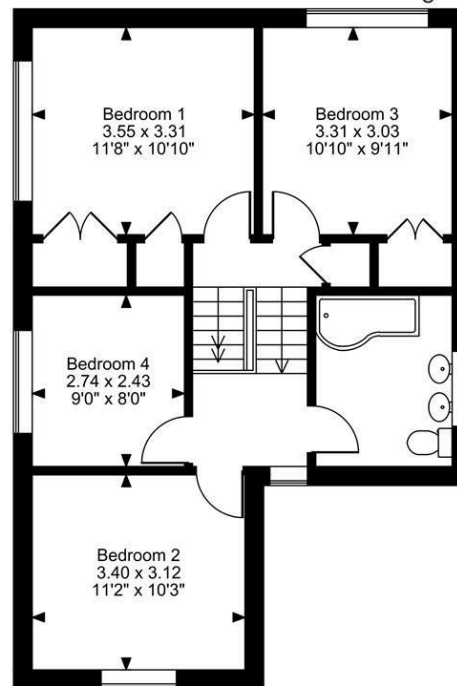


Lower Ground Floor



Ground Floor

First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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