



St. Philips Avenue, Maidstone, , ME15 7SL

Guide Price £425,000 - £450,000

**** GUIDE PRICE: £425,000 - £450,000 ****

The property is situated in a very popular residential area close to Maidstone town centre and Mote Park. The county town provides a good range of shopping, educational and social facilities, together with two mainline stations. Mote Park has 450-acres of mature parkland and a 30-acre lake, providing a wide range of recreational activities.

The property comprises a deceptively spacious four-bedroom family house enjoying mellowed brick elevations under a tiled roof. The property having been extended by our clients to provide excellent family accommodation. The house benefits from solar panels with battery storage, gas fired central heating, double glazing, and is in very good order throughout. The rear garden has been landscaped and is very attractive with a covered seating area. At the bottom of the garden is a detached double garage. Viewing of this lovely family home is thoroughly recommended by the sole selling agents. NO FORWARD CHAIN. Tenure: Freehold. EPC Rating: C. Council Tax Band: C.



ACCOMMODATION

Ground Floor:

Double glazed entrance door with leaded light glass inset to ...

Entrance Hall

Oak flooring. Staircase to first floor.

Living Room

Double glazed bay window to front elevation. Central fireplace in natural brick surround with fitted wood burning stove. Oak flooring.

Dining Room

Double glazed window to rear elevation. Open fireplace. Oak flooring. Built-in cupboards. Leading to ...

Kitchen

Newly fitted kitchen with excellent range of Quartz work surfaces with cupboards and drawers beneath. Sink unit with ProBoil hot water tap. Range of wall cupboards. Space for oven and microwave. 4-ring ceramic hob with extractor fan over. Plumbing for dishwasher and washing machine. Display shelving. Inset ceiling lighting. Double aspect with double glazed windows and door to garden.

First Floor:

Landing

Staircase to second floor.

Bedroom Two

Double glazed window to front elevation.

Bedroom Three

Double glazed window to rear elevation.

Bedroom Four

Double glazed window to rear elevation.

Luxury Shower Room

Shower cubicle with over-head and hand-held shower. Pedestal wash hand basin. Low level WC. Chrome heated towel rail. Tiled walls. Extractor fan. Recessed shelving. Inset ceiling lighting.

Second Floor:

Landing

Skylight.

Bedroom One

A beautifully proportioned principal bedroom with Velux window. Double glazed window to rear elevation. Built-in cupboard.

Luxury Bathroom

Free-standing roll top bath with side mounted mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Chrome heated towel rail and radiator. Inset ceiling lighting. Extractor fan. Part tiled walls. Double glazed window to side elevation. Cupboard concealing Baxi gas fired boiler serving central heating and domestic hot water.

EXTERNALLY

There is a small garden to the FRONT of the property with brick walling, wrought iron gate and balustrading. The landscaped REAR GARDEN is a good size. Immediately

behind the house is a decked terrace with steel framed covered seating area leading on to an area of well-maintained garden with shingled beds and well-stocked flower borders. There are a variety of ornamental trees and shrubs, together with an attractive arbour with climbing rose. At the foot of the garden is a DETACHED DOUBLE GARAGE with hand roll-up door, power, light and electric car charger.

VIEWING

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

DIRECTIONS

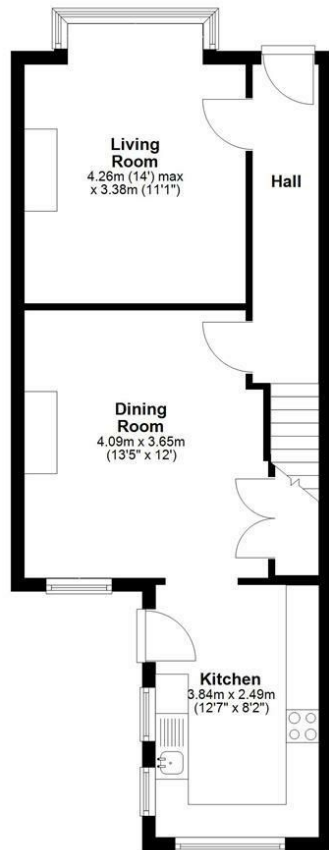
Leave Maidstone on the A20 Ashford Road. Proceed to the traffic lights at Square Hill and turn right. Continue to the mini-roundabout bearing left. First left into Hastings Road. Continue on into St Philips Avenue.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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 	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are whose which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

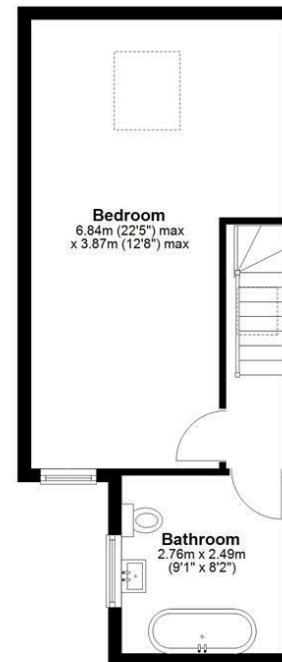
Ground Floor



First Floor



Second Floor



Total area: approx. 124.8 sq. metres (1343.0 sq. feet)

