



**Woolley Road, Maidstone, , ME15 8QB**  
**Offers In Excess Of £300,000**



**\*\*Offered Chain Free\*\*** Situated in the popular area of Senacre, this fantastic three-bedroom terraced home offers a practical layout ideal for modern family living, along with the added benefits of a driveway for two vehicles and a detached garage.

Upon entering, you are welcomed by a spacious entrance hall featuring a convenient guest cloakroom and useful built-in storage. To the rear of the property is a well-appointed kitchen with direct access to the garden, which also leads through to the generous sitting/dining room extending the full length of the home — creating a bright and versatile living space perfect for both relaxing and entertaining.

Upstairs, the property comprises three well-proportioned bedrooms and a family bathroom.

Externally, the front of the property provides off-road parking for two vehicles, while the rear boasts a low-maintenance garden with access to the detached garage. Tenure: Freehold. Council Tax Band: C. EPC rating: TBC.



**LOCATION:**

The property is conveniently located within walking distance of local shops, schools and bus service to Maidstone town centre, which is approximately 3-miles away. Mote Park with its 450 acres of green space such as grassland, woodland, rivers and a lake is close by. Bearsted Village offers further amenities including a mainline train station and easy access to the M20.

**ACCOMODATION**

**GROUND FLOOR:**

Entrance Way

W/C

Kitchen

Sitting Room

**FRIST FLOOR:**

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

**EXTERNALLY:**

Driveway


**Garage**

**Rear Garden**

**VIEWINGS:**

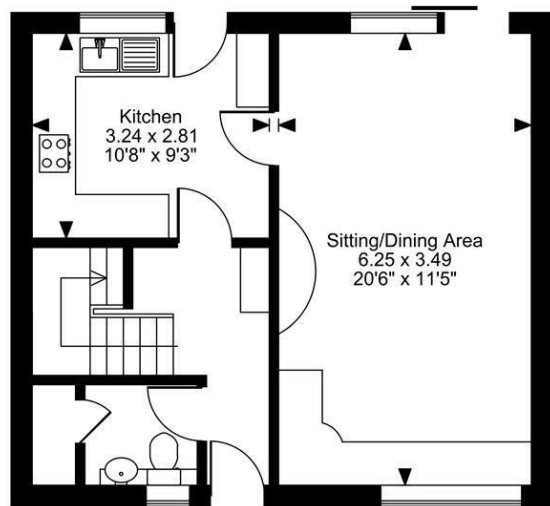
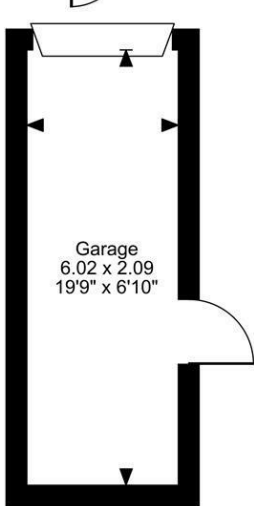
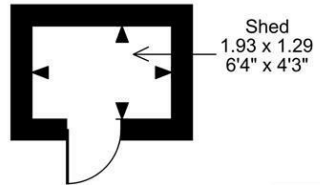
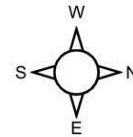
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

**Energy Efficiency Rating**

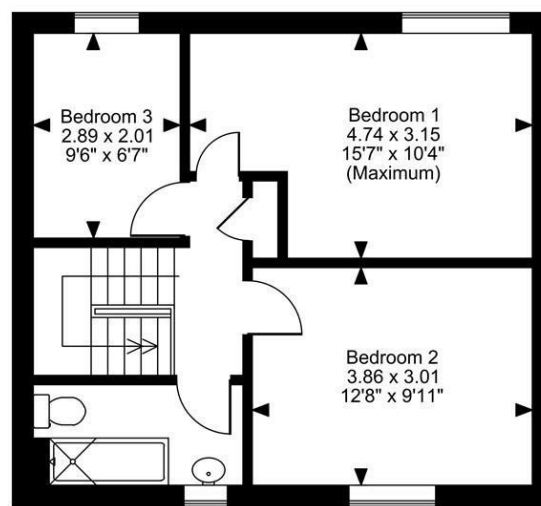
|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                    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

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Woolley Road, Maidstone, Kent  
 Approximate Gross Internal Area  
 Main House = 896 Sq Ft/83 Sq M  
 Garage = 135 Sq Ft/13 Sq M  
 Shed = 27 Sq Ft/2 Sq M  
 Total = 1058 Sq Ft/98 Sq M



Ground Floor



First 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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