



15 Lower Fant Road
Maidstone
ME16 8DP
Asking Price £250,000

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Description

An excellent opportunity to acquire this spacious two-bedroom semi-detached home, offering a fantastic blank canvas for buyers looking to create a property tailored to their own tastes and requirements.

The accommodation comprises a bright lounge with attractive bay window to the front aspect, separate dining room, and a modern fitted kitchen. To the first floor are two generous double bedrooms and a family bathroom. Externally, the property benefits from a private rear garden and is ideally situated within easy reach of the town centre, with excellent transport links and local amenities close by.

Offered for sale with no forward chain, early viewing is highly recommended to appreciate the potential this home has to offer.

Location

Situated on Lower Fant Road, this property enjoys a convenient residential location on the western side of Maidstone. The town centre is within easy reach, offering a wide range of shops, restaurants, cafés and leisure facilities. Maidstone West railway station is less than a mile away, providing services towards London and the Medway towns, while excellent road links via the A20, A26 and M20 are also easily accessible. Local bus routes, supermarkets and everyday amenities are all close by.

Council Tax Band

C

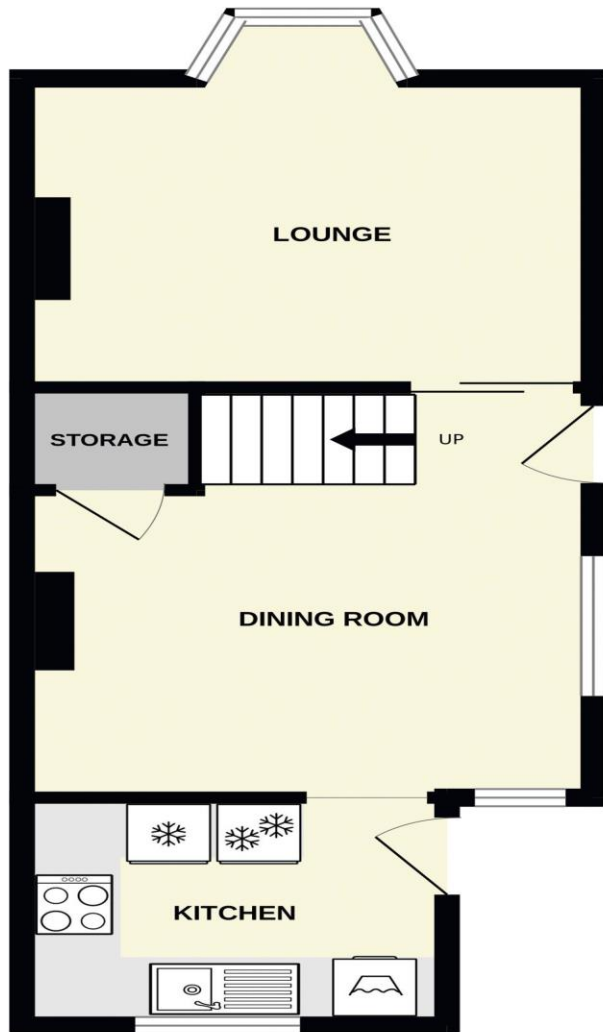
VIEWINGS STRICTLY BY APPOINTMENT

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		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.9 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

uPVC entrance door with decorative oval glazed panel and external courtesy light.

LOUNGE 12' 0" (into bay) x 12' 9" (3.65m x 3.88m)

Bay window to the front aspect, attractive column-style radiator, and built-in cupboard housing the electric meter and consumer unit.

DINING ROOM 13' 3" x 12' 10" (4.04m x 3.91m)

Staircase rising to the first floor, complemented by a generous understairs storage cupboard with lighting. A bespoke built-in display unit with illuminated glass shelving creates an attractive focal point, while a stylish column-style radiator and windows to the side and rear elevations enhance the bright and airy feel of the space.

KITCHEN 7' 5" x 9' 9" (2.26m x 2.97m)

A modern fitted kitchen appointed with a range of high and low-level units featuring cream door and drawer fronts with contrasting black handles, complemented by sleek black work surfaces. Integrated Bosch oven with four-burner gas hob and concealed extractor hood above, together with a washing machine and under-counter Hisense fridge and freezer. Stainless steel sink unit with mixer tap and drainer, window overlooking the rear garden, and a half-glazed uPVC door providing direct access outside. Additional features include wood-effect vinyl flooring, extractor fan, and a cupboard housing the Worcester gas-fired boiler.

ON THE FIRST FLOOR

LANDING

Landing with access to the loft space and low-voltage recessed lighting.

BEDROOM 1 10' 0" x 12' 10" (3.05m x 3.91m)

Front-facing window and radiator.

BEDROOM 2 13' 2" max (narrowing to 10') x 9' 7" (4.01m x 2.92m)

Benefiting from a side-facing window, this area also features a generous built-in storage cupboard over the stairwell, radiator and low-voltage recessed spot lighting.

BATHROOM 7' 4" x 9' 7" (2.23m x 2.92m)

Fitted with a modern white suite complemented by chrome fittings, comprising a low-level WC, wash hand basin with mixer tap, and a stylish P-shaped panelled bath with curved glazed shower screen, rainfall shower head and separate handheld attachment. The room is further enhanced by attractive tiled splashbacks, wood-effect flooring, a heated towel rail, radiator, and a built-in airing cupboard housing the hot water cylinder, providing useful additional storage.

OUTSIDE

Externally, the property is approached via an cast iron pedestrian gate, with a combination of concrete and paved pathways leading to the entrance. To the front, a raised paved area enclosed by brick-built boundaries.

The rear garden is low maintenance, being fully paved and complemented by brick built raised planting

beds. Additional features include an outside water tap, external lighting, enclosed walled boundaries, and a cast iron pedestrian gate providing access to the front of the property.

Directions

From the twin bridges roundabout in the centre of Maidstone over the River, proceed in a westerly position onto the A26 Tonbridge Road. After the Maidstone West Train Station, take the third turning on the left into Bower Lane proceed straight forward passing Maidstone Exhaust Centre into Lower Fant Road and the property will be found on the right hand side, as indicated by our signboard.



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