



**Bower Mount Road, Maidstone, Kent, ME16 8AX**  
**Offers In The Region Of £775,000**



The property is situated in one of Maidstone's most sought after residential roads on the outskirts of the town centre. The county town provides a wide range of shopping, educational and social facilities, together with two mainline stations.

The property comprises a quite beautifully presented family house with the property enjoying attractive brick, tile hung and rendered elevations under a tiled roof. Much of the original character has been retained with exposed pine flooring, lovely old pine doors and high-quality fittings throughout. The house has the most delightful garden and outlook. An internal inspection is thoroughly recommended by the sole selling agents. NO FORWARD CHAIN. Tenure: Freehold. EPC Rating: D. Council Tax Band: F.



## ACCOMMODATION

### Ground Floor:

#### Entrance Porch

Entrance door with leaded light stained glass inset to ...

#### Reception Hall

Natural pine flooring. Staircase to first floor. Steps to ...

#### Lower Hallway

Door to dining room and door to cellar.

#### Sitting Room

Double glazed bay window to front elevation with fitted shutters. Central fireplace with oak bressumer. Fitted wood burning stove. Coved ceiling. Exposed pine flooring.

#### Dining Room

Glazed double doors opening through to garden. Sealed fireplace. Pine flooring. Coved ceiling.

#### Kitchen/Breakfast Room

The KITCHEN AREA has an extensive range of work surfaces with cupboards, drawers and space under. Inset one and a half bowl sink unit with mixer tap and cupboards beneath. Range of wall cupboards. Double oven and grill. 7-ring gas hob with extractor fan over. Plumbing for dishwasher and washing machine. Tiled flooring. Inset ceiling lighting. Double glazed window to rear elevation.

The BREAKFAST AREA has matching tiled flooring. Attractive recessed brick surround alcove. Range of built-in cupboards. Stable door to garden. Double glazed window to side elevation.

#### Cellar

Flight of timber steps lead down to a useful cellar area.

### First Floor:

#### Reception Landing

Staircase to upper landing..

#### Bedroom One

Sash window to rear elevation. Full length range of wardrobe cupboards. Inset ceiling lighting. Pine flooring.

#### • En-suite Shower Room

Shower cubicle with Aqualisa shower unit. Low level WC. Wash hand basin in vanity unit with cupboards beneath. Chrome heated towel rail. Inset ceiling lighting. Part tiled walls. Double glazed window to side elevation. Access to loft space.

#### Spacious Family Bathroom

Centrally positioned panelled bath. Shower cubicle with thermostatically controlled shower. Low level WC. Wash hand basin with cupboards beneath. Chrome heated towel rail. Inset ceiling lighting. Sash window to rear elevation.

#### Bedroom Two

Double glazed window to front elevation with fitted shutters. Built-in wardrobe cupboards. Door to ...

#### • En-suite Shower Room

Shower cubicle with thermostatically controlled shower. Low level WC. Corner wash hand basin with cupboard beneath. Chrome heated towel rail. Inset ceiling lighting. Extractor fan. Tiled walls.

#### Bedroom Three

Double glazed window to front elevation with fitted shutters.

#### Upper Landing

A staircase leads from the upper landing to ...

#### Bedroom Four

Velux window. Double glazed window to side elevation. Original fireplace. Built-in wardrobe cupboards. Pine flooring.

## EXTERNALLY

The front has a dressed stone parking forecourt. Block paving pathway. Stone and ragstone walling to the boundaries. Side access leads to a very large and delightful rear garden. Immediately behind the house is a split level terrace with steps leading down to an area of lawn. The gardens have been divided into three sections with areas of lawn interspersed with ornamental and specimen trees, including Acacias, Silver Birches and Rowan trees. Set in the centre of the garden is a further paved seating terrace. Timber shed.


## VIEWING

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

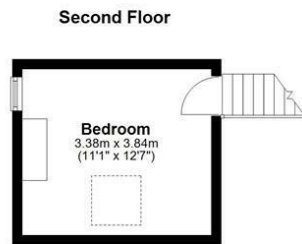
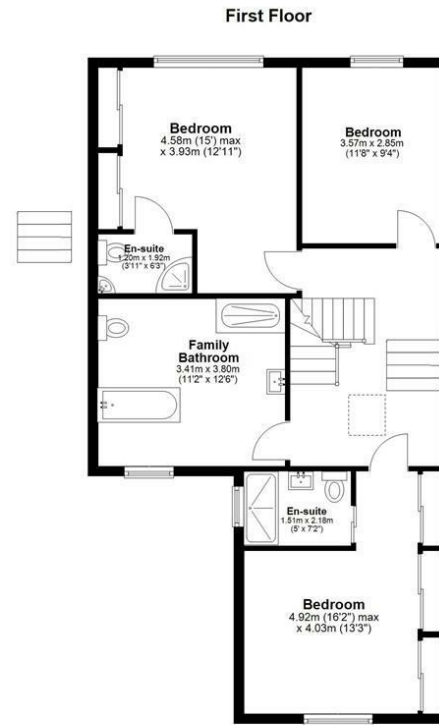
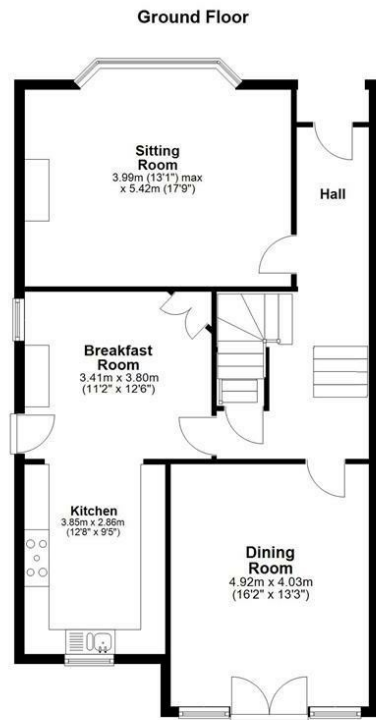
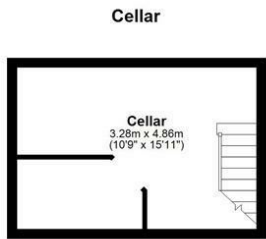
## DIRECTIONS

Leave Maidstone on the A20 London Road and proceed for a short distance before turning left into Bower Mount Road where the property will be found on the left hand side.

## 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>		<b>74</b>
(55-68) <b>D</b>	<b>57</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 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



Total area: approx. 189.3 sq. metres (2038.0 sq. feet)

