



Bow Road, Waterringbury, Maidstone, Kent, ME18 5EB

Guide Price £350,000

Guide Price £350,00 - £375,000 NO FORWARD CHAIN

The property is situated in the heart of the most popular village of Watringbury which is situated around 6 miles west of the county town. The village itself has excellent local amenities including a first class primary school. Maidstone itself provides a large range of educational, shopping and social facilities together with two main line stations, with Watringbury itself having a local station.

The property comprises a beautifully presented 3 bedroom semi-detached family house enjoying brick rendered and ship lap elevations under a tiled roof and benefitting from mainly double glazed windows and gas fired central heating. The accommodation is arranged on 3 floors and provides excellent family accommodation. Externally the property benefits from a flowing stream that runs through the gardens which have been landscaped and provide a delightful setting. Internal viewing is highly recommended by the sole selling agent. Contact Page& Wells King street 01622756703.



Part glazed entrance door
leading to...

Reception Hall

Staircase to first floor. Under stairs cupboard.

Lounge

A well proportioned principle room. Central fireplace with fitted gas coal affect fire. 3 wall light points. Double glazed window. Double glazed door to....

Conservatory/Dining Room

enjoying triple aspect. Double glazed double doors open through to garden.

Kitchen

Good range of work surfaces with kitchen drawers, cupboards and space under. Range of wall cupboards. Range of Bosch appliances including double oven, microwave and grill. 4 ring hob with extractor fan over. Inset sink unit. Part tiled walls. Window to front elevation.

First Floor:

Landing

Double glazed window to side elevation. Stair case to second floor.

Bedroom Two

Two glazed windows to rear elevation.

Bedroom Three

Window to front elevation. Cupboard containing boiler serving central heating and domestic hot water.

Family Bathroom

Panel bath. Shower unit. Wash hand basin. Low level WC. Tiled walls. Extractor fan. Mirror fronted cupboard.

Second Floor:

Bedroom One

Double glazed windows to rear elevation. Velux window. Door to...

En-suite Shower Room

Shower cubical. Low Level WC. Wash hand basin. Chrome heated towel rail. Shaver point. Part tiled walls. Built in cupboard.

Externally:

Good sized front garden. Slate paved pathway leading from Bow Road to front door flanked by slate shingle. Side gate leads to delightful landscaped garden to the rear with lighting and electrics all around. Immediately behind the house is a paved terrace to a wooden bridge over a fast flowing mill stream set below garden level. Beyond is a private BBQ area, artificial lawn and further split level slate. Gate to rear of the garden leading to Waterside Mews, where there is private parking and a further small area of garden.

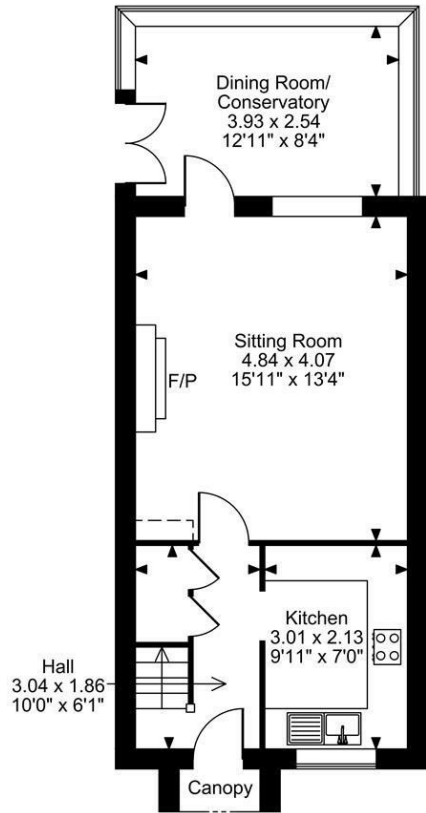
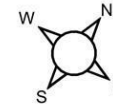
Directions

Leave Maidstone on the A26 Tonbridge Road. Proceed to the centre of Waterinbury. Turn left at the traffic lights. Continue down the hill. The property will be found after some distance on the right hand side.

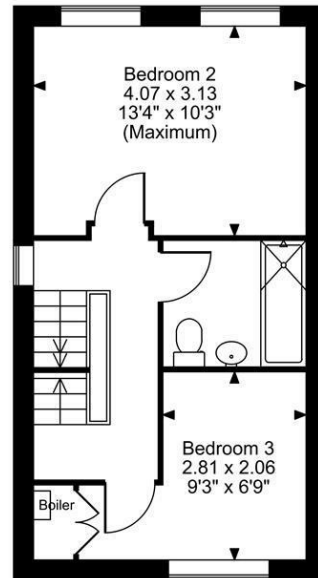
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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	

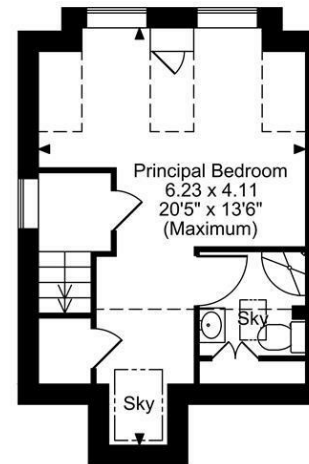
Bow Road, Watlingbury, Maidstone
Approximate Gross Internal Area
961 Sq Ft/89 Sq M



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.

□□□□ Denotes restricted head height

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