



Sheppey Road, Maidstone, ME15 9SR
Guide Price £450,000 - £475,000

GUIDE PRICE £450,000 - £475,000 EXTENDED FOUR BEDROOM HOME WITH DRESSING ROOM & ENSUITE TO THE PRINCIPLE BEDROOM IN THE SOUGHT AFTER LOOSE VILLAGE.

This attractive four-bedroom home offers well-proportioned and versatile accommodation arranged over three floors.

The ground floor features a welcoming entrance hall leading to a comfortable lounge, separate dining room and a useful study, providing an ideal space for home working. The fitted kitchen is complemented by a separate utility room, with a downstairs cloakroom adding further convenience.

To the first floor, the spacious principal bedroom benefits from fitted wardrobes, a separate dressing room and en-suite. The second bedroom is a generous double, also featuring fitted wardrobes, while the smaller third bedroom provides a versatile additional space. A modern family bathroom completes the first floor. The second floor provides a particularly versatile fourth bedroom, with useful eaves storage and potential to suit a variety of needs. Externally, the property benefits from a large paved driveway with parking for several vehicles. The rear garden features a paved patio for outdoor seating and lawned garden with raised flower beds along with a separate detached shed, providing excellent additional storage.

Overall, the property offers spacious and flexible family accommodation, with a good balance of reception, bedroom and ancillary space arranged across three floors.

This excellent property will generate plenty of interest so do not delay and contact Page and Wells Loose Office and book your viewing to avoid missing out.



GROUND FLOOR

Entrance Hall

Lounge 14'2" x 11'10" (4.34m x 3.63m)

Kitchen 17'11" x 9'6" (5.48m x 2.92m)

Dining Room 12'7" x 8'11" (3.85m x 2.72m)

Utility 5'6" x 4'11" (1.68m x 1.50m)

W/C

Larder

Study 11'8" x 7'8" (3.57m x 2.36m)

FIRST FLOOR

Bedroom 1 13'10" x 12'3" (4.22m x 3.75m)

Dressing Room 7'7" x 6'7" (2.32m x 2.03m)

En-Suite

Bedroom 2 17'8" x 11'4" (5.39m x 3.47m)

Bedroom 3 8'6" x 7'11" (2.61m x 2.43m)

Family Bathroom

SECOND FLOOR

Bedroom 4 14'10" x 12'5" (4.53m x 3.79m)

EXTERNALLY

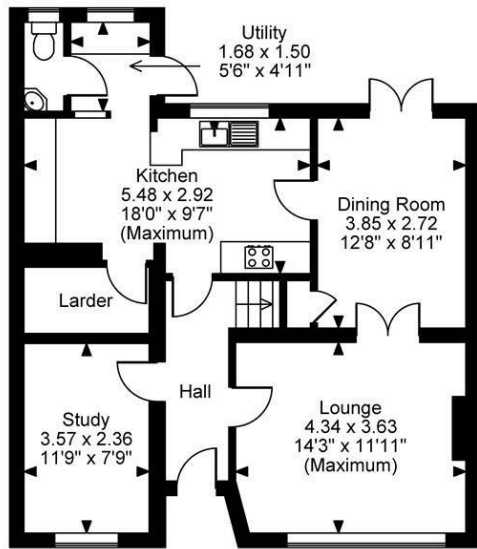
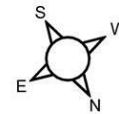
Shed 10'0" x 5'10" (3.06m x 1.79m)

Energy Efficiency Rating

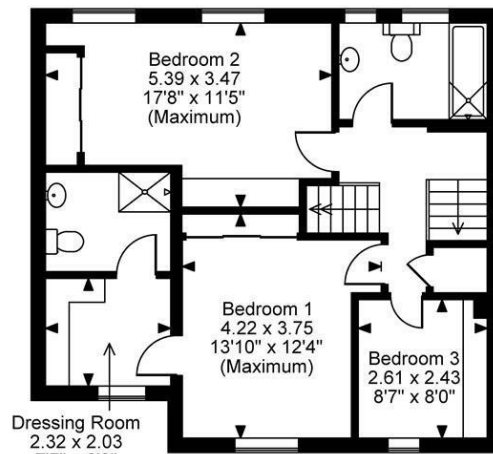
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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 those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

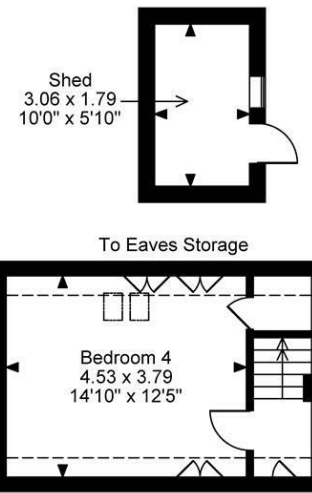
Sheppey Road, Maidstone, Kent
Approximate Gross Internal Area
Main House = 1582 Sq Ft/147 Sq M
Shed = 59 Sq Ft/5 Sq M
Total = 1641 Sq Ft/152 Sq M



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
© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8703299/LCO

