



Tonbridge Road, Maidstone, , ME16 8RT

Guide Price £950,000 - £1,000,000



**** GUIDE PRICE: £950,000 - £1,000,000 ****

The property is situated in a prominent position on the A26 Tonbridge Road close to Maidstone town centre. The county town itself provides a wide range of shopping, educational and social facilities, and there are two mainline stations close by. There is easy access to the M20 motorway providing fast travel to London and the Kent coastline.

The property comprises a very substantial Freehold, being formally two residential properties now combined to provide versatile accommodation. The property, in recent times, has been used by the practice of Osteopathy both as office space and tuition, together with residential accommodation for students. The property also benefits from an adjoining one bedroom annexe.

There are some extremely spacious and beautiful rooms within the building, many with original marble fireplaces. The property at present has double glazing and electric heated radiators to most rooms. The accommodation does now require internal refurbishment. The house itself has attractive brick and tile hung elevations under a tiled roof and benefits from a good-sized garden to the rear with detached double garage and parking facilities. An internal inspection of this substantial property is thoroughly recommended by the sole selling agents. Tenure: Freehold. Commercial EPC Rating: B. Council Tax: Business Rates apply.



The property enjoys extensive frontage to the Tonbridge Road with low brick walling. There are TWO ENTRANCES each with wrought iron gates on brick pillars and block paviour pathways leading to the house. The accommodation is arranged as follows:-

GROUND FLOOR:

Entrance Door No.1

Entrance Hall No.1
Staircase to first floor

Inner Hall

Reception Room + 2 Store Rooms
These rooms have been formed out of one original reception room.

Cloakroom

Reception Room

Inner Hall

Reception Room

Kitchen 13'4 x 10'9 (4.06m x 3.28m)

Utility Room 11'1 x 8'9 (3.38m x 2.67m)

Cloakroom

Reception Room

Entrance Door No.2

Entrance Hall No.2
Staircase to first floor

Reception Room

Cellar No.1
Divided into three chambers.

Cellar No.2

FIRST FLOOR:

Landing No.1
Staircase to second floor.

Reception Room

Bedroom

Bedroom

Two separate WC's

Kitchen 11' x 11' (3.35m x 3.35m)

SECOND FLOOR:

Landing No.1

Reception Room
Formally two rooms.

Kitchen

FIRST FLOOR:

Landing No.2
Staircase to second floor.

Bedroom

Bedroom

Cloakroom

Bathroom

Kitchen

SECOND FLOOR:

Landing No.2

Bedroom

Bedroom

Bedroom

• En-Suite Shower Room

ATTACHED ANNEXE

With entrance door to ...

Small Hall

Shower Room

Kitchen

Bedroom/Sitting Room


GARDENS

The FRONT GARDEN is laid to lawn with established flower borders and mature Yew and Holly trees. The REAR GARDEN extends in depth to over 100'. Immediately behind the house is a paved terrace leading on to an area of lawn interspersed with a variety of ornamental trees and plants. A pathway leads down through the garden to a DETACHED GARAGE with parking facilities in front of the garage.

VIEWING

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

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



Total area: approx. 517.3 sq. metres (5568.5 sq. feet)

