



**30 Albert Reed Gardens
Tovil, Maidstone
ME15 6JY**
Asking Price £350,000

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Tovil
Maidstone
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Description

A superb opportunity to purchase this surprisingly spacious Town House which is positioned towards the end of a quiet cul-de-sac and includes two parking spaces. Arranged over 3 floors it boasts a generous lounge, a spacious kitchen diner, a separate utility room and four good sized bedrooms with one benefiting from an en-suite with shower. It is situated in a popular location in Tovil within a quarter of a mile of the River Medway tow path which provides pedestrian access to the Town Centre. The property is offered at a very realistic asking price, has very recently had a brand new BAXI gas boiler installed and is offered with no forward chain.

Location

Pretty tow path walks along the River Medway are close by which pass Millenium Park and Amphitheatre leading back into the town centre. There are shops nearby including two supermarkets as well as a highly regarded infant and junior school. Maidstone town centre is some one mile distant and offers a comprehensive selection of amenities including two museums, a theatre, the County library, a multi-screen cinema and two railway stations connected to London and the coast. The M20/M2/M25 and M26 motorways are also close by and offer direct and convenient vehicular access to both London and the Channel Ports. For older children there is a selection of schools and colleges in the area.

Council Tax Band

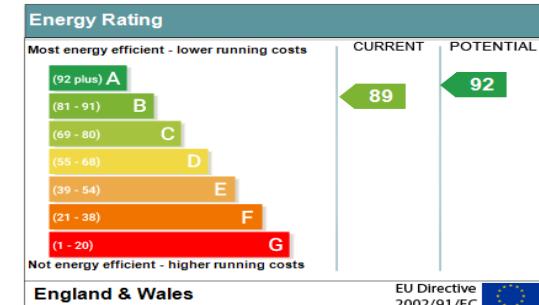
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VIEWINGS STRICTLY BY APPOINTMENT

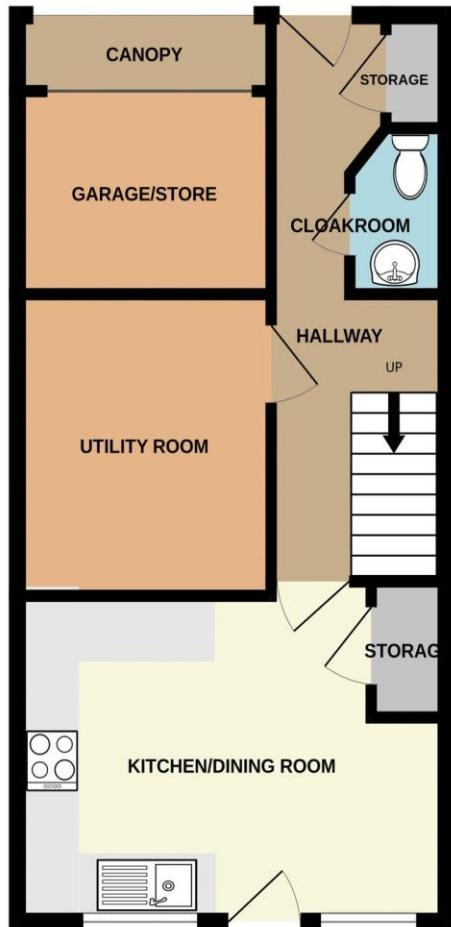
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



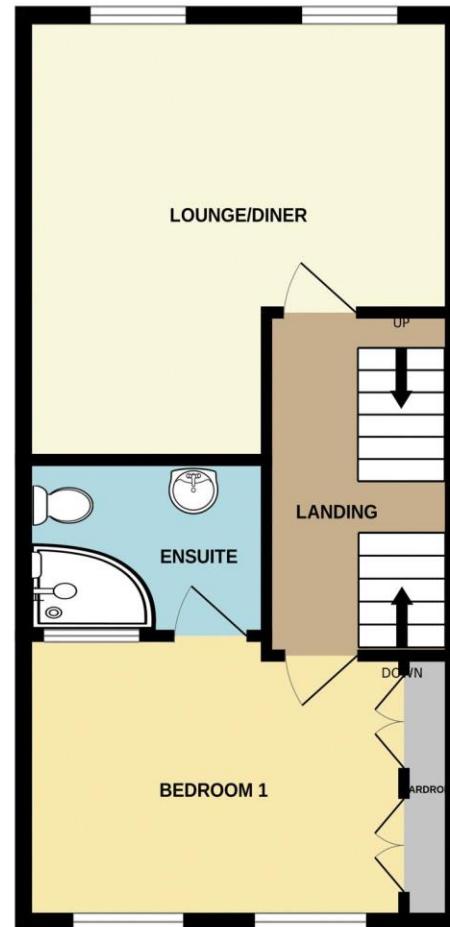
Address: 30 Albert Reed Gardens, Tovil, MAIDSTONE, ME15 6JY
RRN:



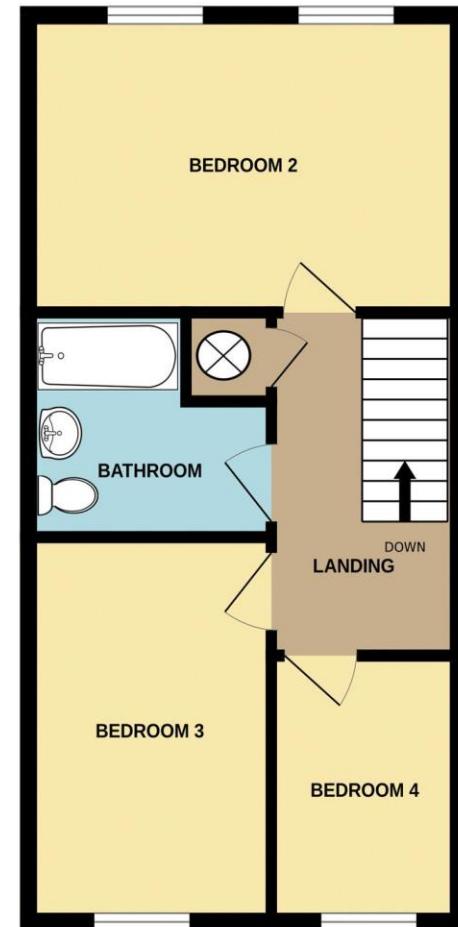
GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



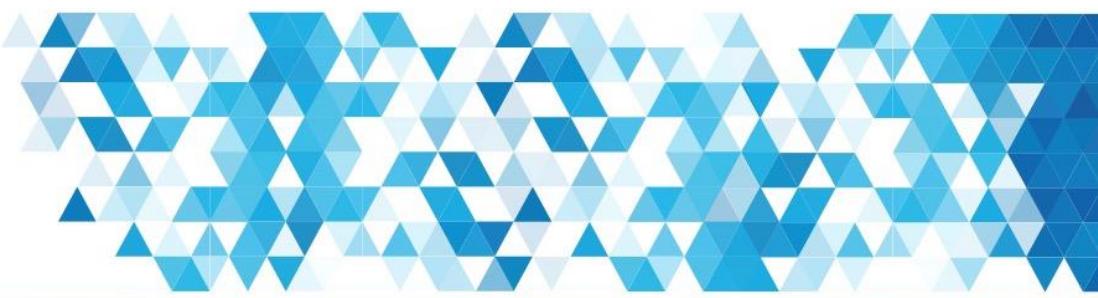
2ND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1302 sq.ft. (121.0 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 HALL 18' 3" x 6' 1" (5.56m x 1.85m)

Wooden entrance door with glass panels, radiator, built-in cupboard housing meters and consumer unit.

CLOAKROOM

Wash hand basin, tiled splashback, low level WC, extractor fan.

KITCHEN DINER 15' 0" x 11' 0" (max) (4.57m x 3.35m)

Vinyl flooring, comprehensive range of low and high level units with beech wood effect doors and drawer fronts and complimenting work surfaces, integrated Hotpoint oven with 4 burner gas hob and extractor hood above, cupboard housing boiler, acrylic sink with drainer and chrome tap, two windows with fitted blinds overlooking the rear garden, door to rear garden, built-in under stairs storage cupboard, tiled splashback and upstand.

UTILITY (FORMER GARAGE) 9' 9" x 8' 4" (2.97m x 2.54m)

Acrylic working surface, space for washing machine, extractor fan, radiator.

ON THE FIRST FLOOR

LANDING 11' 0" x 6' 6" (3.35m x 1.98m)

Radiator.

LOUNGE 15' 0" x 14' 4" (max) (4.57m x 4.37m)

Dual aspect windows to the front, two radiators, two wall light points.

BEDROOM 1 13' 0" (plus wardrobes) x 8' 9" (3.96m x 2.66m)

Dual aspect windows to the rear, two radiators, two built-in wardrobe cupboards. Door to:

EN-SUITE SHOWER ROOM 8' 2" x 5' 9" (2.49m x 1.75m)

Fully tiled walls, low voltage recess lighting, wash hand basin with mixer tap, low level WC, step in shower cubicle with glass screen / door, glass shelving, heated towel rail, shaver point, ceramic tiled flooring, fully tiled walls, extractor fan.

ON THE SECOND FLOOR

LANDING 10' 6" x 6' 5" (3.20m x 1.95m)

Built-in cupboard housing water cylinder, access to roof space.

BEDROOM 2 15' 0" x 9' 8" (4.57m x 2.94m)

Window to front, two radiators.

BEDROOM 3 12' 0" x 8' 3" (3.65m x 2.51m)

Window to rear, radiator.

BEDROOM 4 8' 9" x 6' 5" (2.66m x 1.95m)

Window to rear, radiator.

BATHROOM 8' 3" x 7' 3" (2.51m x 2.21m)

Laminate flooring, radiator, panelled bath with hand held shower, wash hand basin, low level WC, shaver point, partly tiled walls, extractor fan.

OUTSIDE

The front of the property has a brick paviour driveway with parking for 2 vehicles, outside light and access to garage via up and over entry door measuring 8' by 6' 7" with tap, electric, light and power. Solar panels on the roof. The rear garden measures 32ft and is low maintenance with a patio adjacent to the house, shallow steps up to an artificial lawned area and a further patio area to the rear. Rear pedestrian access, outside tap.

Directions

From Maidstone leave via Upper Stone Street a continuation of which is The Loose Road, bearing right into the one way system at Sheals Crescent, taking the second turning on the left into Old Tovil Road, proceed down Tovil Hill and at the bottom of the hill turn right into Albert Reed Gardens. The property will be found on the right hand side at the end of the cul de sac.



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