

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential).
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Approximate Area = 714 sq ft / 66.3 sq m
Garage = 215 sq ft / 19.9 sq m
Total = 929 sq ft / 86.2 sq m
For identification only - Not to scale

Woolaston Close, Maidstone, ME15

12 Woolaston Close, Maidstone, ME15 6TQ

Offers Over £300,000
EPC RATING: D





Welcome to this charming two-bedroom semi-detached family home located on Woolaston Close in the desirable area of Maidstone. Built between 1960 and 1969, this property offers a wonderful blend of classic features and modern potential, making it an ideal choice for families or first-time buyers.

As you enter, you are greeted by a useful porch that leads into a spacious living room, perfect for relaxing or entertaining guests. The separate kitchen/diner provides a delightful space for family meals and gatherings, ensuring that the heart of the home is both functional and inviting.

One of the standout features of this property is the tandem garage, which runs the full length of the house, offering ample storage and parking options. Additionally, there is off-street parking available at the front, making it convenient for you and your guests.

The large mature rear garden, measuring approximately 62ft, is a true gem. It offers a tranquil outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air. There is also significant potential to extend and enhance the property, subject to obtaining the necessary planning permission, allowing you to tailor the home to your specific needs.

Situated in a sought-after location, this home provides easy access to Maidstone's vibrant town centre and excellent transport links, making it perfect for commuting or enjoying local amenities. With the added benefit of being chain-free, this property is ready for you to move in and make it your own.

MATERIAL INFORMATION

Freehold
Council Tax Band C
EPC Report D



• CHAIN FREE • Two Bedroom Semi-Detached Family Home • Living Room With Seperate Kitchen/Diner • Useful Porch To Front • Tandem Garage Running Full Length Of Property With Off Street Parking To Front • Large Mature Rear Garden Approximately 62ft • Potential To Extend And Enhance Subject To Planning Permission Being Obtainable • Sought After Popular Maidstone Location With Easy Access To Town Center And Transport Links • Quiet Cul De Sac Location

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.