



34 South Park Road
Maidstone
ME15 7AH

Guide Price £325,000 to £350,000

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Description

This three-bedroom semi-detached home occupies a generous corner plot and benefits from a substantial driveway providing ample off-road parking, together with a detached garage. The well-proportioned accommodation comprises a lounge, spacious kitchen/diner, ground-floor cloakroom, three bedrooms and a shower room.

Outside, the property enjoys a private rear garden, with the added benefit of a charming Shepherd's Hut with power, providing a versatile space ideal for a home office, studio or garden retreat.

The corner plot also provides garden space to the front and side. Ideally situated within walking distance of Mote Park, Maidstone Leisure Centre, Park Way Primary School and a range of local amenities, this property offers an excellent combination of space, parking and a convenient location.

Early viewing is highly recommended.

Location

Located in this well established and highly sought after residential position on the southern side of the town within easy access of the Loose Road with its regular bus services into the centre, some one mile distant. Within walking distance of the property is Park Way infant and junior school and another 100 yards beyond this is Mote park, the jewel in The County Towns crown with its 450 acres, boating lake, leisure centre and municipal swimming pool. Maidstone offer excellent shopping facilities at The Mall and Fremlins Walk, two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. There is a wider selection of schools and colleges for older children in and around the town centre.

Council Tax Band
C

VIEWINGS STRICTLY BY
APPOINTMENT

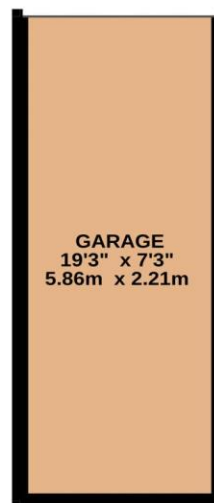
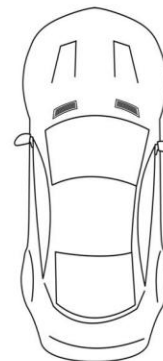
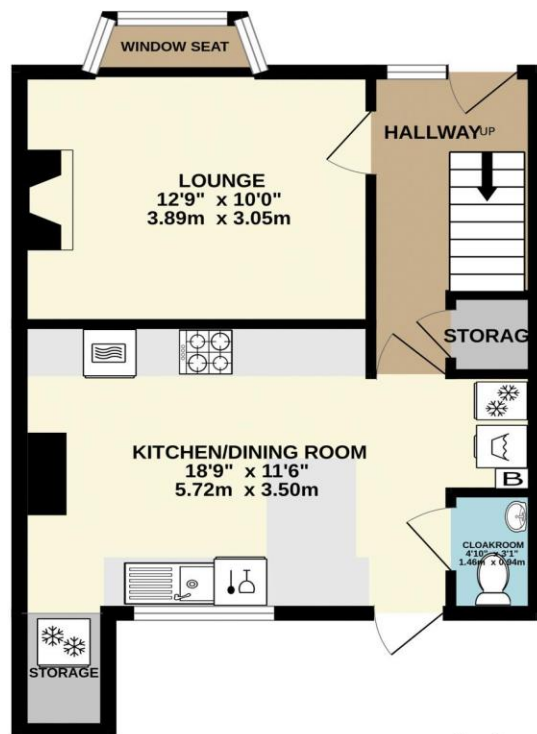
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)



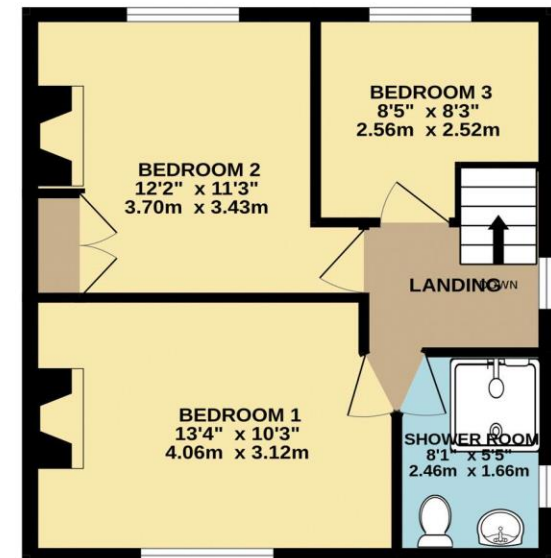
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



GARAGE
19'3" x 7'3"
5.86m x 2.21m

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 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

Recessed entrance mat and composite entrance door with chrome fittings and glazed side panels. Slate tile-effect vinyl flooring, double radiator and staircase rising to the first floor with wooden banister and newel post. Useful understairs storage cupboard.

LOUNGE 12' 9" x 10' 0" (3.88m x 3.05m)

Bay window to front incorporating a built-in window seat with useful storage beneath. Wood-effect flooring, additional built-in storage cupboard and electric fireplace set on a marble hearth. Double radiator.

KITCHEN / DINER 18' 9" x 11' 6" (5.71m x 3.50m)

Fitted with a range of high and low-level units with white high-gloss door and drawer fronts, complemented by woodblock-effect work surfaces. Stainless steel one-and-a-half bowl sink with mixer tap and drainer, positioned beneath a window overlooking the rear garden. Integrated dishwasher and eye-level Hoover oven and grill, together with under-cupboard lighting. Peninsular breakfast bar, space for fridge/freezer and plumbing for washing machine. Wall-mounted Worcester gas-fired combination boiler providing central heating and domestic hot water throughout. Further features include a vertical radiator, slate tile-effect vinyl flooring and glazed door providing direct access to the rear garden.

CLOAKROOM 4' 10" x 3' 1" (1.47m x 0.94m)

White suite comprising low-level WC and wash hand basin with mixer tap and useful storage cupboards beneath. Tiled splashbacks, window to rear and slate tile-effect vinyl flooring.

ON THE FIRST FLOOR

LANDING

Window to side, access to boarded loft space with ladder and light.

BEDROOM 1 13' 4" x 10' 3" (4.06m x 3.12m)

Window to rear, radiator and cast iron fireplace.

BEDROOM 2 12' 2" x 11' 3" (3.71m x 3.43m)

Window to front, radiator, cast iron fireplace, built-in storage cupboard with display shelf beneath.

BEDROOM 3 8' 5" x 8' 3" (2.56m x 2.51m)

Window to front, radiator.

SHOWER ROOM 8' 1" x 5' 5" (2.46m x 1.65m)

Contemporary white suite with chrome fittings, comprising a vanity unit incorporating a wash hand basin with storage cupboards beneath and WC. Corner shower enclosure with rainforest shower head, separate handheld attachment and glass shower screen. Chrome heated towel rail, window to side aspect and slate tile-effect vinyl flooring. Fully tiled walls complemented by attractive decorative mosaic detailing.

OUTSIDE

To the front, the property benefits from an impressive 56 ft driveway, providing ample off-road parking for multiple vehicles and leading to a detached garage measuring approximately 19' x 7', with power, up-and-over door and a personal door giving access from the rear garden. The front garden is planted with a variety of established shrubs, including Hebe and Buddleia.

The rear garden extends to approximately 50 ft in depth and is predominantly laid to lawn, with a pathway leading to the rear. The garden is well stocked with a variety of mature trees, shrubs and plants, including Buddleia, roses, fruit trees and Clematis, together with a metal storage shed. Being situated on a corner plot, the property also enjoys a side garden with shingled and decked areas.

A particular feature of the garden is the charming Shepherd's Hut, measuring approximately 15'4" x 7'6", which is carpeted and benefits from power, offering a versatile space ideal for use as a home office, studio or garden retreat.

Directions

From Maidstone leave via Stone Street in a southerly direction, a continuation of which is the Loose Road, A229, turn left into Park Way the first traffic lights, at the end of the road take the second exit into South Park Road, then take the first right and the property will be found at the end of the road on the right hand side just beside the entrance to the school.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN

