



**Hever Gardens, Maidstone, ME16 8EY**  
**Price £650,000**



#### IMMACULATE 4 BEDROOM SEMI-DETACHED EDWARDIAN HOME WITH GARAGE AND STUDIO

Tucked away behind electric gates in one of Maidstone's most desirable and peaceful settings, this impressive Edwardian home offers a wonderful blend of period charm and modern living.

The property provides spacious and adaptable accommodation arranged over four floors, featuring elegant reception rooms with a bay window and French doors, a stylish kitchen and dining room, and a lower-ground family snug or home office complete with utility space and wine store.

Upstairs, there are four generous bedrooms, including a superb top-floor suite with dressing area, Juliet balcony, and a striking en-suite shower room, complemented by a beautifully appointed family bathroom on the first floor.

Outside, the south-facing garden is a true highlight, enjoying a large covered entertaining veranda, a tranquil pond, and a versatile studio—perfect as a home office, creative space, or guest retreat. The frontage offers secure gated parking and access to a garage with additional loft storage.

Perfectly positioned for town and transport links, Hever Gardens combines convenience with a quiet residential feel and sits within easy reach of excellent local schools.

Available exclusively to our mailing list ahead of full market launch, early viewing is highly recommended. Call Page and Wells on 01622 746273 and book your viewing to avoid missing out.



## GROUND FLOOR

Entrance Hall

Lounge 14'11" x 14'5" (4.55m x 4.40m)

Dining Room 13'2" x 11'3" (4.02m x 3.43m)

Kitchen 10'8" x 9'6" (3.27m x 2.90m)

WC

Veranda 20'11" x 8'5" (6.39m x 2.58m)

## FIRST FLOOR

Bedroom 2 15'0" x 12'3" (4.58m x 3.74m)

Bedroom 3 13'1" x 11'3" (4.01m x 3.45m)

Bedroom 4 10'2" x 9'8" (3.10m x 2.96m)

Family Bathroom

## SECOND FLOOR

Bedroom 1 21'0" x 16'6" (6.41m x 5.03m)

En-Suite

## BASEMENT

Snug 17'10" x 17'4" (5.44m x 5.30m)

## EXTERNALLY

Garage 18'2" x 8'11" (5.55m x 2.74m)

Studio 17'7" x 8'8" (5.37m x 2.66m)

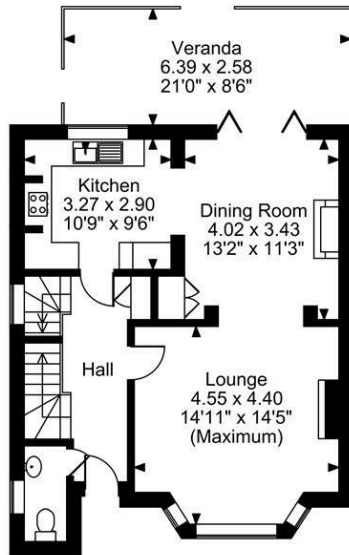
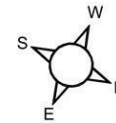
### Energy Efficiency Rating

|                                             | Current                    | Potential                                                                            |
|---------------------------------------------|----------------------------|--------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                      |
| (92 plus) <b>A</b>                          |                            |                                                                                      |
| (81-91) <b>B</b>                            |                            |                                                                                      |
| (69-80) <b>C</b>                            |                            | <b>76</b>                                                                            |
| (55-68) <b>D</b>                            | <b>60</b>                  |                                                                                      |
| (39-54) <b>E</b>                            |                            |                                                                                      |
| (21-38) <b>F</b>                            |                            |                                                                                      |
| (1-20) <b>G</b>                             |                            |                                                                                      |
| Not energy efficient - higher running costs |                            |                                                                                      |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

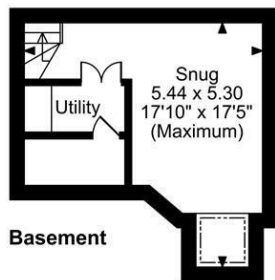
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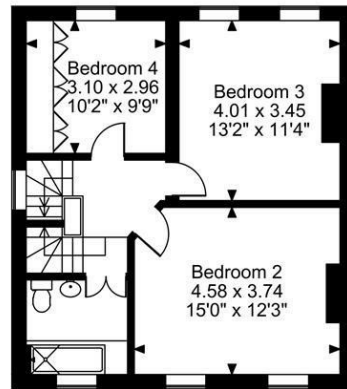
**Hever Gardens, Maidstone**  
**Approximate Gross Internal Area**  
**Main House = 1782 Sq Ft/166 Sq M**  
**Garage = 164 Sq Ft/15 Sq M**  
**Studio = 154 Sq Ft/14 Sq M**  
**Veranda external area = 177 Sq Ft/16 Sq M**  
**Total = 2100 Sq Ft/195 Sq M**



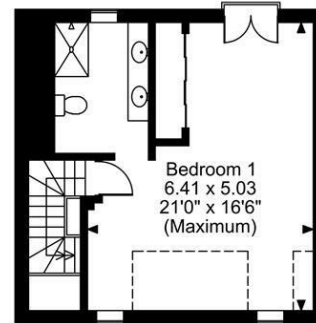
**Ground Floor**



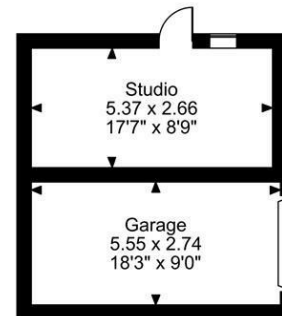
**Basement**



**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  
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