



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. EPC Rating: TBC. 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
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	

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