



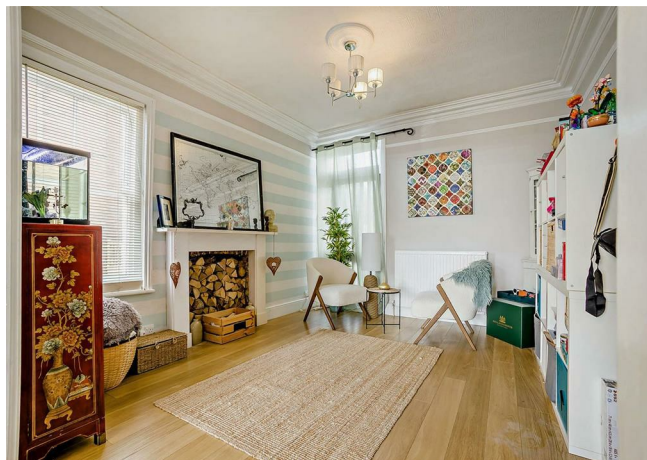
St Lukes Avenue, Maidstone, Kent, ME14 5AN

Price £600,000



The property is situated in one of Maidstone's most sought-after residential areas, around 0.5 mile from the town centre itself. The county town providing a wide range of shopping, educational and social facilities.

The property comprises an established and most beautifully presented 4 bedroom family home which is in lovely order throughout. The property benefits from gas fired central heating and double glazing. Externally, the gardens are a good size and well maintained. There is parking to the front of the property. An internal inspection of this lovely family home is highly recommended by the sole selling agents. Tenure: Freehold. EPC Rating: D. Council Tax Band: E.



ACCOMMODATION

Ground Floor:

Arched Entrance Porch

Entrance door with leaded light glass inset.

Reception Hall

Staircase to first floor. Caved ceiling. Picture rail. Door to cellar.

Lounge

Well proportioned room with bay window. Fitted shutters. Central fireplace with wood burning stove. Wide archway opening to....

Sitting/Dining Room

Double aspect room with open fireplace. Door to garden.

Kitchen/Breakfast Room

Lovely space with the kitchen having been recently fitted with high quality units. Excellent range of work surfaces with cupboards, drawers and space under. Sink unit with Quooker boiling water tap. 5-ring gas hob with extractor fan over. Double oven and grill. Integrated fridge, freezer and dishwasher. Breakfast bar. Pull out larder unit. Inset ceiling lighting. Double glazed window to side elevation. Opening to...

Rear Lobby

With range of built-in units. Cupboards and wine rack. Shelving. Glazed door to garden. Door to...

Utility/Cloakroom

Utility area providing plumbing for washing machine. Work top.

Cupboard concealing gas fired boiler serving central heating and domestic hot water.

First Floor:

Landing

Access to insulated roof space

Bedroom One

Double glazed bay window to front elevation. Fitted shutters. Fireplace.

Bedroom Two

Double glazed window to the rear elevation. Small fireplace.

Bedroom Three

Double glazed window to rear elevation. Small fireplace.

Bedroom Four

Double glazed window to side elevation.

Luxury Family Bathroom

With panelled bath and mixer tap. Low level WC. Wash hand basin and vanity unit with cupboards under. Chrome heated towel rail. Double glazed window to front elevation. Part tiled walls. Shower cubical with thermostatic control.

EXTERNALLY

Small COURTYARD to the front with low brick walling and wrought iron balustrade railing. Concrete driveway with EV charger point leading to the side of the house providing parking. The REAR GARDEN is a lovely feature to the property. Immediately behind the house is extensive paved terraced with pergola. Beyond the terracing is an area of lawn

bordered by well-screened boundaries. Variety of ornamental trees, shrubs and flower borders. The garden is divided with picket fencing with a VEGETABLE GARDEN beyond with raised beds. Set in the gardens is a sizable SUMMER HOUSE. Further garden shed.


VIEWING

Viewing strictly by arrangements with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB. Tel: 01622 756703.

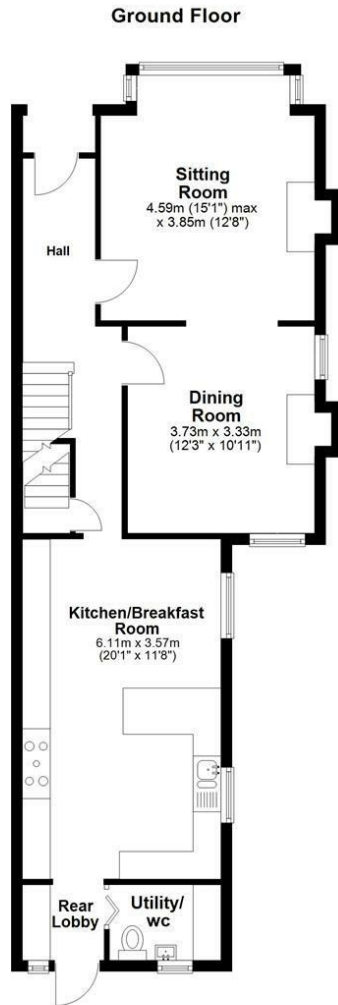
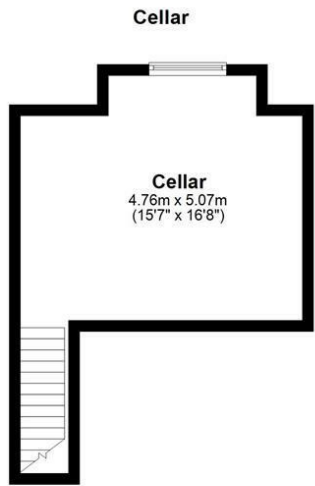
DIRECTIONS

Leave Maidstone on the A249 Sittingbourne Road. Proceed to the traffic lights. Turn left onto Holland Road. Turn Right into St Lukes Avenue where the property can be found on the left hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Total area: approx. 156.2 sq. metres (1681.3 sq. feet)

