



9 Millbrook Close
Maidstone
ME15 6FZ

Guide Price £325,000 to £350,000

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Description

This is a fantastic opportunity to acquire an excellent end-of-terrace property, ideally positioned within a popular cul-de-sac, benefiting from a generous driveway and garage.

The well-presented and comfortable interior comprises an entrance hallway with cloakroom, a cosy lounge featuring a wood-burning stove, a dining room, and a fitted kitchen complete with integrated appliances. Upstairs, there are three bedrooms and a family bathroom.

The rear garden is attractively paved and decked, with a canopy adjoining the house, as well as a gazebo, log store, and shed. The property enjoys an elevated, south-facing position and is conveniently located within half a mile of the town centre, along with additional local shops and schools. Further benefits include a new composite entrance door, UPVC double glazing, and gas-fired central heating, recently serviced.

Agents Note: It is considered that the property would achieve £1,650 per calendar month as a rental. Sold with no forward chain.

Location

Located in this sought after and popular residential position on the south western outskirts of the town. With a selection of local shops and supermarkets providing for everyday needs with recently opened Archbishop Courtneys primary school. The town centre is some 1/2 a mile distant and offers a more comprehensive selection of amenities including a wider range of schools and colleges for older children, two museums, county library, multi-screen cinema, excellent shopping facilities at The Mall and Fremlins Walk. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

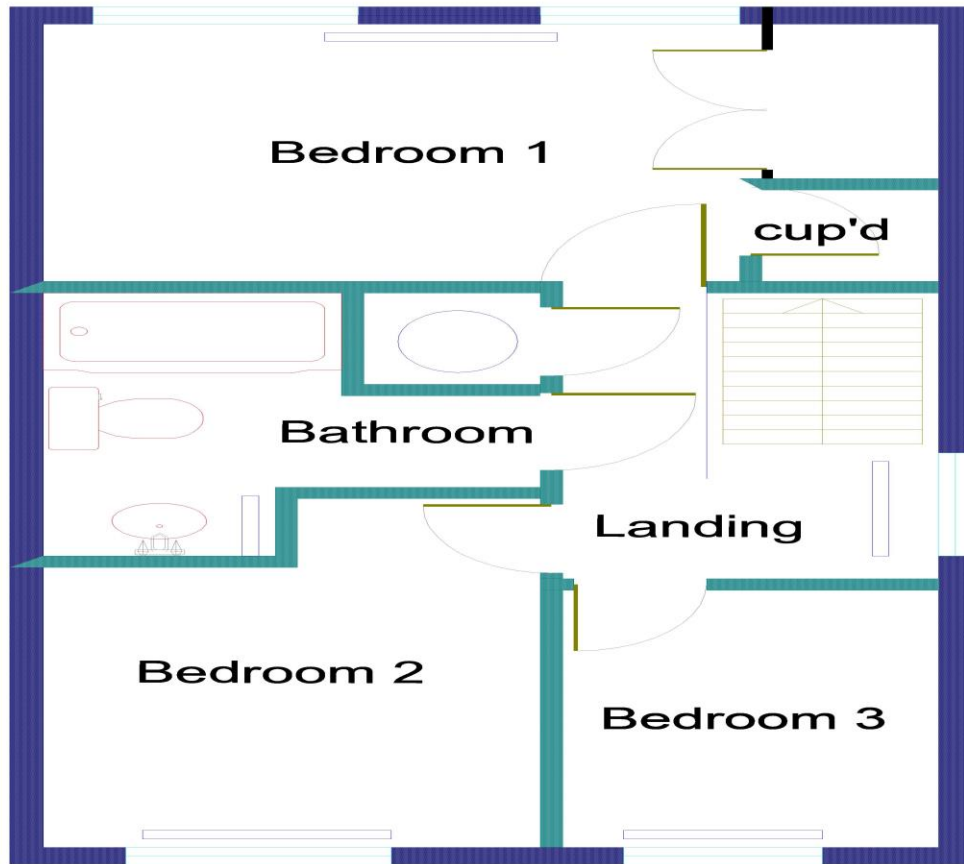
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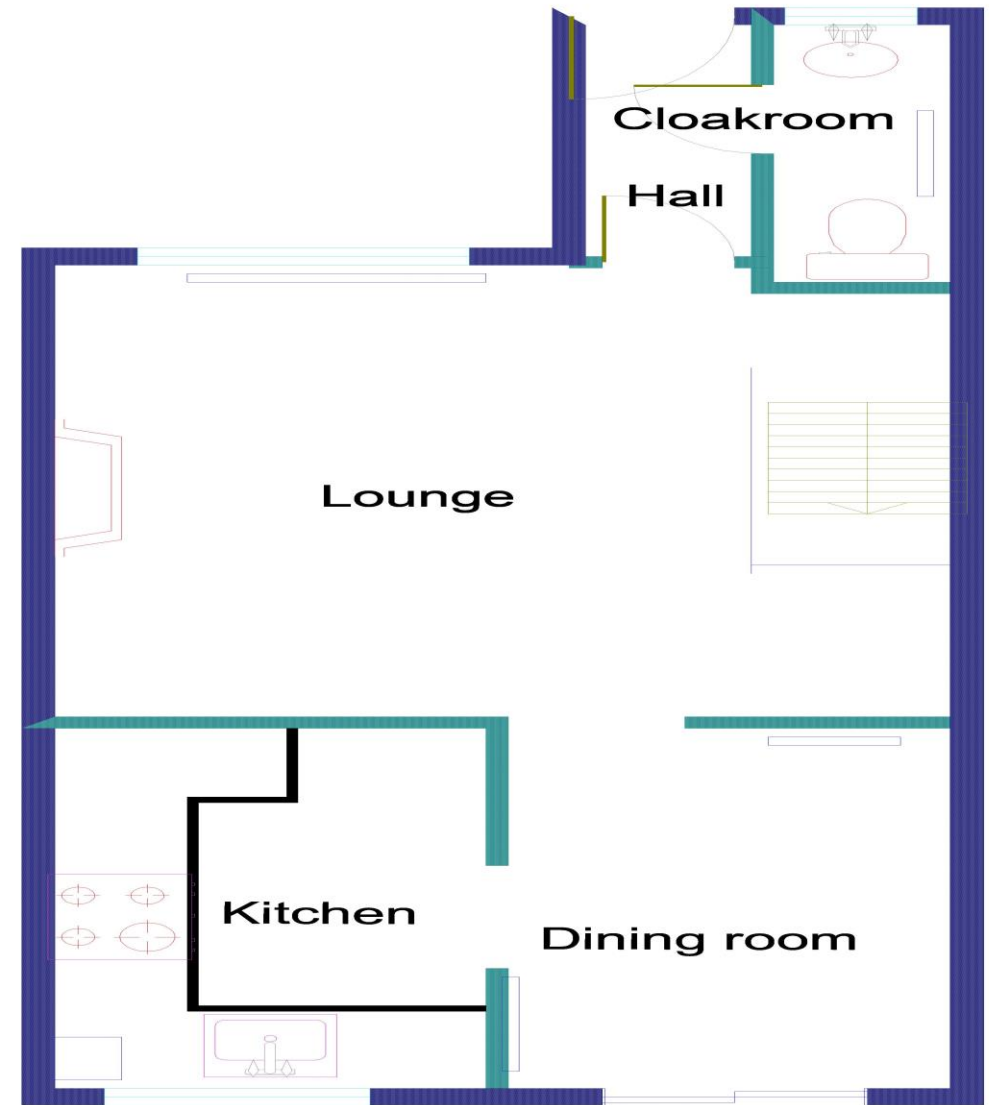
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor

Floor area 804 sq' approximately.

N.B:Not to scale, for guidance only.



ON THE GROUND FLOOR

ENTRANCE HALL

UPVC Georgian style entrance door. Outside light. Ceramic tile floor. Consumer unit.

CLOAKROOM

White suite. Pedestal wash hand basin. Cupboard under. Low level W.C. Ceramic tile floor. Radiator.

LOUNGE 13' 10" x 13' 3" (4.21m x 4.04m)

Henley Wood burning Stove 5kw Marble and Granite Hearth. Staircase to first floor with decorative balustrade. Understairs recess with storage cupboard. Radiator. Window to front affording a southern aspect.

KITCHEN/DINING ROOM 13' 9" x 11' 8" (4.19m x 3.55m)

DINING AREA: Wood laminate flooring. Dado rail. Thermostatic control for central heating. Radiator. Double glazed sliding patio doors to garden. Wide access to:- KITCHEN: Well fitted with units having white door and drawer fronts with black granite effect working surfaces comprising:- Stainless steel sink unit with mixer tap, cupboard under. Range of high and low level cupboards with working surfaces incorporating Moffat four burner gas hob with extractor hood above and oven beneath (recently replaced). Plumbing for automatic washing machine. Space for fridge/freezer. Tiled splashbacks. Wood laminate flooring. Baxi wall mounted gas fire boiler supplying central heating and domestic hot water throughout serviced September 2025. Double radiator. Wine rack.

ON THE FIRST FLOOR

LANDING

Decorative balustrade. Built-in linen cupboard with lagged copper cylinder. Fitted immersion heater. Shelving above. Access to roof space.

BEDROOM 1 11' 6" x 8' 2" (Plus wardrobes) (3.50m x 2.49m)

Double built-in wardrobe cupboard. Further overstairs storage cupboard. Two windows to front affording a pleasant open outlook and views, southern aspect, blinds. Radiator.

BEDROOM 2 8' 6" x 7' 7" (2.59m x 2.31m)

Window overlooking rear garden, blinds. Radiator.

BEDROOM 3 9' 0" x 5' 10" (2.74m x 1.78m)

Window overlooking rear garden, blind. Radiator.

BATHROOM

White suite, chromium plated fittings comprising:- Panelled bath. Separate shower over, curtain and rail. Pedestal wash hand basin. Low level W.C. Two walls fully tiled with decorative border tile. Vinyl flooring. Radiator. Window to side.

OUTSIDE

TO THE FRONT of the property is a small lawned area with shrubs. TO THE SIDE is a long brick paviour driveway with parking for several vehicles leading to BRICK GARAGE: with up and over entry door. Paved rear garden backing onto mature trees. Ideal for barbecues. The rear garden extends to approximately 40' decked and paved with Log Store,

Timber Store Shed, Canopied Gazebo ideal for Al Fresco dining and cooking, backing onto woodland.

Directions

From Maidstone leave in a southerly direction on Stone Street, a continuation of which is the Loose Road A229. Bearing first right onto Sheals Crescent, following the one way system back into Maidstone, taking the second turning on the left into Old Tovil Road, the B2010. At the bottom of the hill after approximately a 1/4 of a mile turn left into Woodbridge Drive, then take the second turning on the left into Postmill Drive and first left into Millbrook Close. The property will be found a short distance along on the right hand side.



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