



**3 Milstead Close
Vinters Park, Maidstone
ME14 5PQ
Price £235,000**

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Description

Recently re-decorated and beautifully presented ground floor maisonette, ideally situated in the highly sought-after Vinters Park area. The property benefits from gardens to the front and a generous wrap-around rear garden, along with a garage en bloc conveniently located nearby. Internally, the home features a well-appointed fitted kitchen and modern shower room, UPVC double glazed windows, and thermostatically controlled electric night storage heaters. Extending to approximately 650 sq ft, this charming home is offered to the market with no forward chain.

Early viewing is highly recommended.

Location

Located in a well established and most convenient residential position on the popular Vinters Park development with its own shopping parade which is accessed some 100 metres from the property which provides for everyday needs together with community centre and pre-school and the adjacent Vinters valley nature reserve with its 8 acres, educationally the area is well served with local Eastborough, Valley Park and Invicta schools catering for infants, juniors and seniors. Maidstone town centre is within 1 mile and offers a more comprehensive selection of amenities including two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. Mote Park is within ½ a mile and has 450 acres, boating lake, leisure centre and municipal swimming pool.

Council Tax Band

B

VIEWINGS STRICTLY BY APPOINTMENT

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		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
650 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.3 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

Outside light. Attractive Georgian style entrance door.

LIVING ROOM 18' 0" x 10' 9" (5.48m x 3.27m)

The sitting room features wood laminate flooring, a thermostatically controlled night storage heater, and a fitted living flame fire with an attractive timber surround and raised marble hearth. Additional features include two wall light points and a front-facing window enjoying a pleasant westerly aspect.

KITCHEN 10' 0" x 8' 1" (3.05m x 2.46m)

The kitchen is well fitted with a range of modern units featuring high gloss drawer and door fronts complemented by contrasting work surfaces. Integrated appliances include a four-burner gas hob with oven below and extractor hood above. Additional features include a stainless steel sink, plumbing for an automatic washing machine, and space for a fridge/freezer. Finished with tiled splashbacks and a ceramic tiled floor, the room also benefits from a window and half-glazed door providing access to the garden and enjoying an easterly aspect.

BEDROOM 1 13' 7" x 10' 0" (4.14m x 3.05m)

The room benefits from a large picture window to the front, enjoying a pleasant westerly aspect, along with a thermostatically controlled night storage heater.

BEDROOM 2 10' 0" x 9' 3" (3.05m x 2.82m)

The room benefits from a thermostatically controlled night storage heater and a rear-facing window enjoying an easterly aspect.

SHOWER ROOM

The shower room is beautifully appointed with a contemporary white suite incorporating integrated storage cupboards, comprising a twin shower cubicle with both rainfall shower head and separate hand shower attachment, wash hand basin, and low level WC. Additional features include a heated towel rail, fully tiled walls, ceramic tiled flooring, and a window overlooking the rear garden.

OUTSIDE

To the front, the property enjoys a lawned garden with a pathway leading to the entrance door and side pedestrian access to the rear garden.

The generous rear garden wraps around the property and is predominantly laid to lawn, complemented by a paved patio area adjoining the house, mature hedging, and fully fenced boundaries offering a good degree of privacy. In addition, there is a garage en bloc conveniently located nearby.

Directions

From our Penenden Heath office proceed in an easterly direction into Penenden Heath Road, at The Chiltern Hundred roundabout take the third exit into Sittingbourne Road, turning first left into Hampton Road, fifth turning on the right into Alkham Road, third right into Commodore Road and Milstead Close will be found second on the left, the property being at the end of the road on the left hand side as indicated by our sign board.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



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

