**Blacksmith Drive, Weavering, Kent, ME14 5SZ**

**Offers Over £405,000**

Page & Wells

Issuing Office: MAIDSTONE
Tel: 01622 756703

** A SPACIOUS AND WELL-MAINTAINED THREE BEDROOM SEMI-DETACHED FAMILY HOME SITUATED IN A MUCH SOUGHT-AFTER LOCATION IN THE WEAVERING AREA OF MAIDSTONE **

Page & Wells are delighted to bring to the market this rarely available three bedroom home offered to the market with no forward chain implications. The well-planned accommodation features an entrance hall, cloakroom, double aspect living room, dining room and kitchen on the ground floor. The first floor offers three bedrooms, with an en-suite to the principal bedroom, and a family bathroom. There is a driveway providing off-road parking, attached garage and a pleasant garden to the rear. Situated within a popular location, close to desirable schools, including St John's C of E Primary School, this home will be ideal for a family considering school placement. Contact PAGE & WELLS King Street Office 01622 756703. Tenure: Freehold. EPC Rating: C. Council Tax Band: D.

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## KEY FEATURES

- No forward chain
- En-suite shower room
- Three bedrooms
- Double aspect living room
- Garage and driveway
- Pleasant rear garden

## ACCOMMODATION

**Ground Floor:**

**Entrance Hall**

**Cloakroom**

**Living Room**

**Dining Room**

**Kitchen**

**First Floor:**

**Bedroom One**

- **En-suite Shower Room**

**Bedroom Two**

**Bathroom**

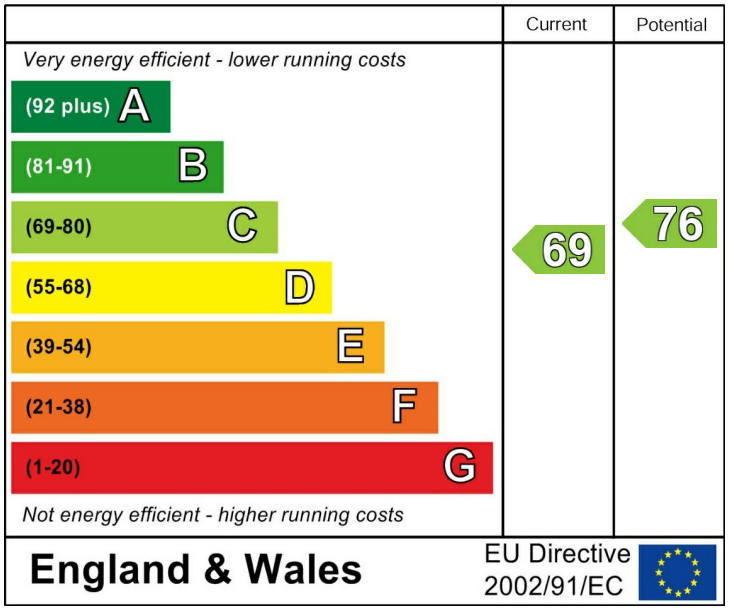
## EXTERNALLY

There is a driveway and an attached garage, together with a pleasant garden to the rear.

## 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

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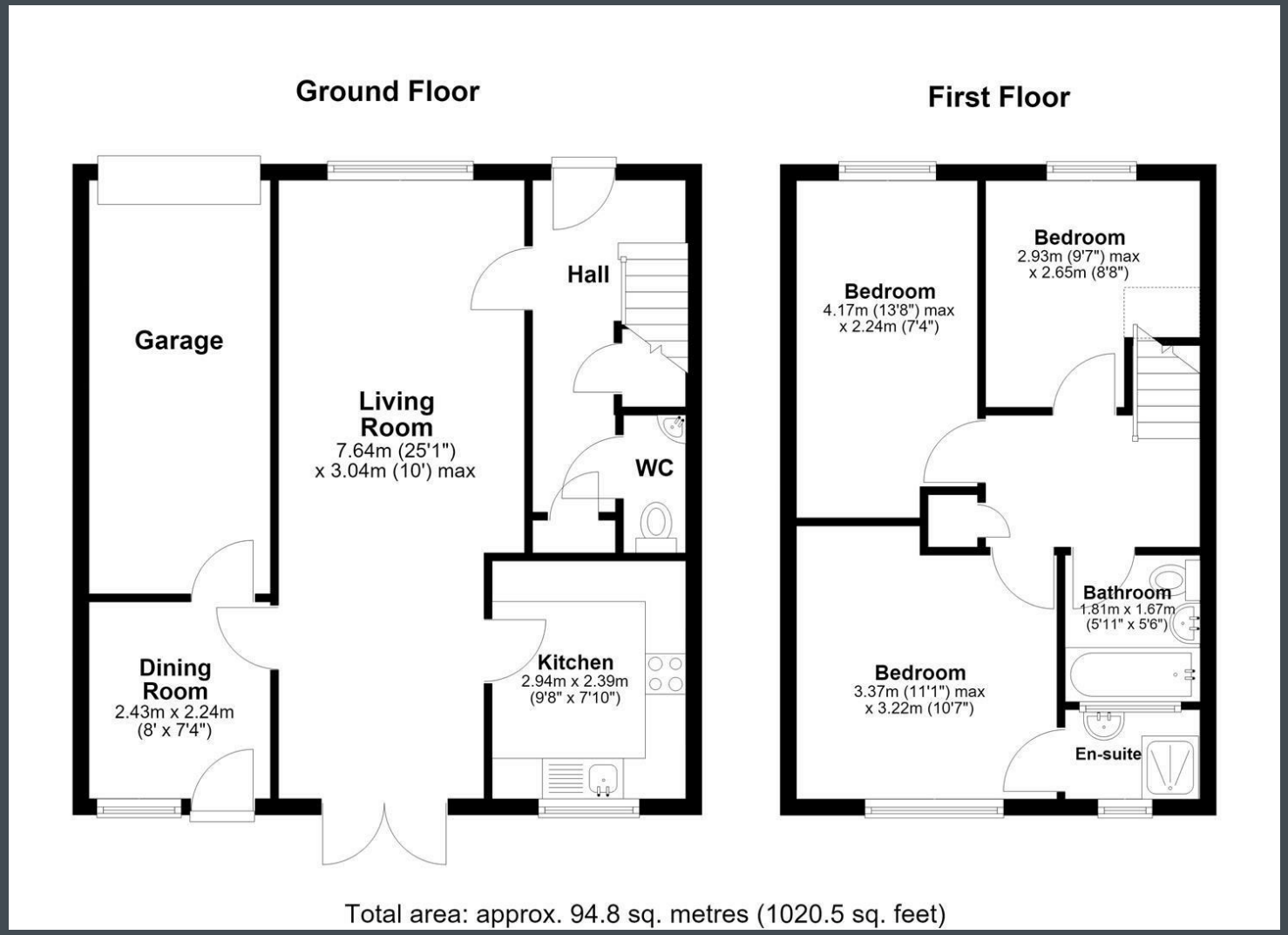
Ground Floor
First Floor
Garage
Living Room
7.64m (25'1")
x 3.04m (10') max
Hall
WC
Dining Room
2.43m x 2.24m
(8' x 7'4")
Kitchen
2.94m x 2.39m
(9'8" x 7'10")
Bedroom
4.17m (13'8") max
x 2.24m (7'4")
Bedroom
2.93m (9'7") max
x 2.65m (8'8")
Bathroom
1.81m x 1.67m
(5'11" x 5'6")
Bedroom
3.37m (11'1") max
x 3.22m (10'7")
En-suite
Total area: approx. 94.8 sq. metres (1020.5 sq. feet)