Reginald Road, Maidstone, Kent, ME16 8HA

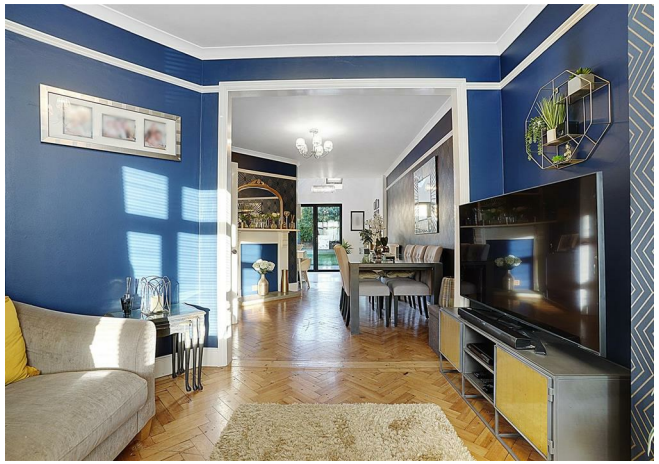
Guide Price £400,000 - £425,000

Page & Wells

Issuing Office: MAIDSTONE
Tel: 01622 756703

**GUIDE PRICE £400,000 - £425,000 **
The property is situated in a quiet residential road close to Maidstone town centre. This popular area has excellent local amenities with the county town itself providing a wide range of shopping, educational and social facilities. Maidstone has two mainline stations providing travel to London and the Kent coastline.

The property comprises an established and beautifully presented extended three bedroom semi-detached family house which has been subject to very considerable expenditure by our clients. The house has attractive rendered elevations under a tiled roof and benefits from double glazing and gas fired central heating. Internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street Office 01622 756703. Tenure: Freehold. EPC Rating: C. Council Tax Band: C.



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GROUND FLOOR:
Entrance door to ...

Reception Hall: 12'7 x 8'8 (3.84m x 2.64m)
Staircase to first floor. Understairs cupboard. Parquet flooring.

Lounge: 12' x 10'8 (3.66m x 3.25m)
Matching parquet flooring. Double glazed window to the front elevation. Communicating with ...

Dining Room: 17' x 10'9 (5.18m x 3.28m)
Maximum measurements. Attractive fireplace. Parquet flooring.

Kitchen/Breakfast Room: 23'3 x 19'2 (7.09m x 5.84m)
Maximum 'L' shaped measurements. Two distinct areas, the KITCHEN AREA has an extensive range of granite work surfaces with cupboards and drawers beneath. Neff induction hob with extractor fan over and oven oven. Range of wall cupboards. Integrated dishwasher and washing machine. One and a half bowl sink unit with mixer tap. Tiled flooring. Three skylights. Bi-folding doors opening to the garden. Pantry.

FIRST FLOOR:

Landing
Access to insulated roof space. Boarded. Loft ladder and lighting.

Bedroom 1: 16' x 10'9 (4.88m x 3.28m)
Double glazed window to the rear elevation. Mirror fronted wardrobe cupboard.

Bedroom 2: 16' x 8'8 (4.88m x 2.64m)
Double glazed window to the rear elevation.

En-suite Shower Room
Shower cubicle with thermostatically controlled shower. Low-level WC. Wash hand basin in vanity unit with cupboards under. Tiled walls. Extractor fan. Inset ceiling lighting. Double glazed window to the rear elevation.

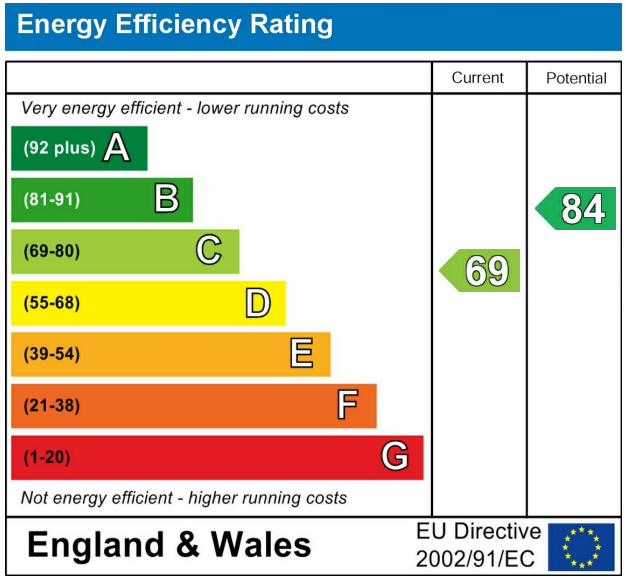
Bedroom 3: 12'9 x 9'6 (3.89m x 2.90m)
Double glazed window to the front elevation. Mirror fronted wardrobe cupboards.

Family Bathroom
Jazucci style bath with side mounted mixer tap and shower. Fitted shower screen. Wash hand basin with mixer tap. Low-level WC. Tiled flooring. Tiled walls. Heated towel rail. Recessed shelving. Extractor fan. Inst ceiling lighting. Double glazed window to the front elevation.

EXTERNALLY:
Steps lead up to a paved terrace with attractive balustrading. Side access leads to the back garden which extends in depth to about 30'. The garden has a paved terrace leading on to an area of lawn with raised flower borders. Set within the garden is a garden shed.

VIEWING
Viewing strictly by arrangements with the Agent's Head Office:
52-54 King Street, Maidstone, Kent ME14 1DB
Tel - 01622 756703
Email – Maidstone@page-wells.co.uk

DIRECTIONS
Leave Maidstone on the A20 London Road. Bear left onto the A26 Tonbridge Road, almost immediately turn left into Westree Road, which gives access to Reginald Road.



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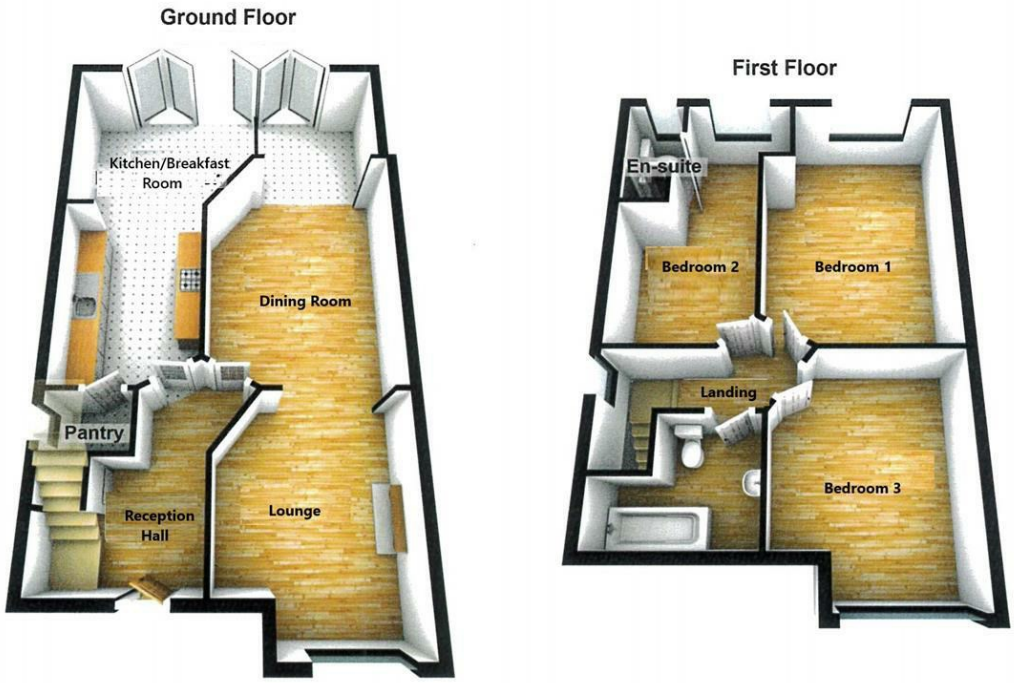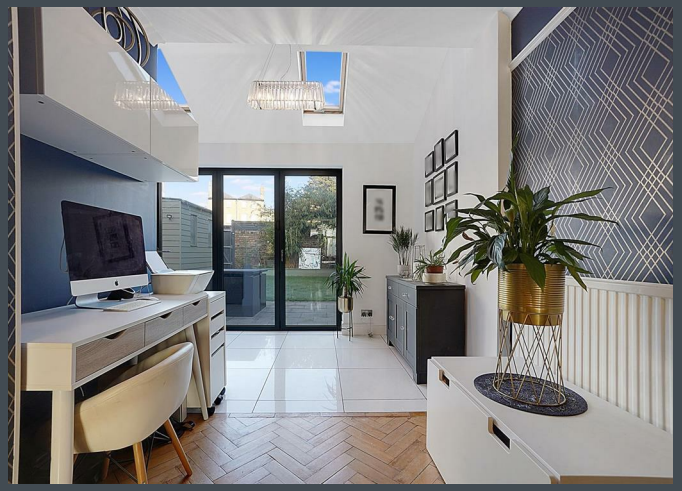
Ground Floor
Kitchen/Breakfast Room
Dining Room
Pantry
Reception Hall
Lounge
First Floor
En-suite
Bedroom 2
Bedroom 1
Landing
Bedroom 3