



9 Tintern Road  
Maidstone  
ME16 0RT

Asking Price £360,000

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## Description

A fantastic opportunity to acquire this two-bedroom semi-detached bungalow, offering excellent scope and potential for improvement. Ready for a buyer to put their own stamp on, the property boasts ample off-road parking and a desirable west-facing garden.

Ideally situated on a highly sought-after road, just 200 metres from the Mid Kent Shopping Centre, this home is perfectly positioned for convenience.

Offered for sale with no forward chain, it presents an exciting prospect for those looking to modernise and create their ideal home.

## Location

Located on the fringe of this sought after development with its own excellent selection of amenities which include a range of shops at The Mid Kent shopping centre including Waitrose supermarket, a community centre, highly regarded local infant and junior school. Maidstone town centre is some 1 1/4 miles distant and offers a more comprehensive selection amenities including two railway stations connected to London, two museums, theatre, county library and multi-screen cinema. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

## Council Tax Band

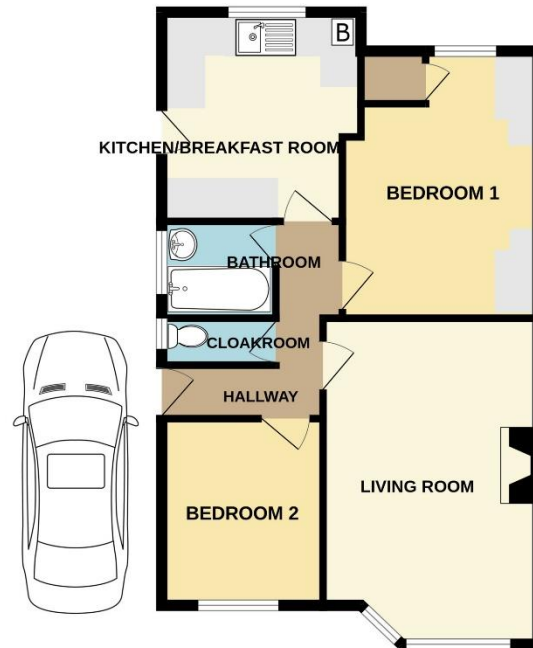
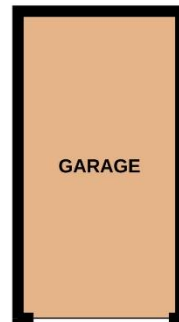
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## VIEWINGS STRICTLY BY APPOINTMENT

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



GROUND FLOOR  
734 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.1 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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## **L-SHAPED ENTRANCE HALL** 12' 10" x 8' 5" (3.91m x 2.56m)

An L-shaped entrance hall, accessed via a 23ft long car port with double doors leading to the garage. The space benefits from an outside light, radiator, and access to the roof space.

## **LIVING ROOM** 16' 5" x 11' 0" (5.00m x 3.35m)

A bay window to the front provides a pleasant open outlook with an easterly aspect. The room also features a double radiator and an attractive fire surround.

## **KITCHEN** 11' 4" x 10' 2" (3.45m x 3.10m)

Fitted with a range of units and work surfaces, this kitchen features a stainless steel sink, plumbing for a washing machine, and space for a cooker with an extractor hood above. Complemented by tiled splashbacks and a ceramic tiled floor, the room also benefits from a side door and a window overlooking the rear garden with a westerly aspect. A Baxi gas-fired boiler provides central heating and domestic hot water throughout.

## **BEDROOM 1** 13' 10" x 10' 1" (4.21m x 3.07m)

A range of built-in wardrobe cupboards and a separate linen cupboard provide ample storage. The room also benefits from a radiator and a window overlooking the rear garden with a westerly aspect.

## **BEDROOM 2** 9' 10" x 8' 5" (2.99m x 2.56m)

A window to the front provides an easterly aspect, complemented by a double radiator with an attractive decorative cover.

## **BATHROOM**

Fitted with a white suite comprising a panelled bath and pedestal wash hand basin, the room features fully tiled walls, a side window, and a radiator.

## **WC**

Low level WC, window to side.

## **OUTSIDE**

To the front, the property features a neatly maintained garden with a lawned area and a variety of shrubs, including aubretia.

A long driveway provides ample parking and leads to a 23ft car port with double gates, as well as a former concrete sectional garage with an up-and-over door. A decked area is positioned adjacent to the house and side.

The rear garden extends to approximately 47ft and enjoys a westerly aspect. It is mainly laid to lawn with a selection of shrubs, including hydrangea and camellia, and is enclosed by fully fenced boundaries.

## **Directions**

From Maidstone leave via the Tonbridge Road A26, keeping in the right hand lane taking the first turning on the right in Terrace Row, bearing left along the London Road A20 continue for approximately 1 mile, turning right at the traffic lights adjacent to the petrol station into Castle Road, first right again into Newbury Avenue and the second left into Tintern Road, the property will be found a short distance along on the left hand side.



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