



**Albert Reed Gardens, Tovil, Maidstone, Kent, ME15 6JY**  
**Offers In Excess Of £450,000**



The property is situated in a delightful setting on the outskirts of Maidstone. Tovil Green provides excellent local amenities, with the county town itself providing a wide range of shopping, educational and social facilities, together with two mainline stations.

The property comprises a spacious and beautifully presented four bedroom linked end of terrace family house with mellowed brick elevations under a tiled roof. The property benefits from double glazing and gas fired central heating. There is a sophisticated security system in place. Internally, the house has been the subject of considerable expenditure by our clients, being finished to a very high specification. It has parking for four cars to the front of the house with a lovely private garden to the rear which has been landscaped and includes a STUDIO/GARDEN OFFICE. An internal inspection of this beautiful family home is thoroughly recommended by the sole selling agents. Tenure: Freehold. EPC Rating: C. Council Tax Band: D.



## ACCOMMODATION

### Ground Floor:

Double glazed entrance door to ...

### Entrance Hall

Staircase to first floor with low level lighting. Shoe cupboard.

### Cloakroom

Low level WC. Wash hand basin. Chrome heated towel rail. Inset ceiling lighting. Extractor fan. Double glazed window to front elevation.

### Living Room

Double glazed window to front elevation. Amtico flooring. Wide archway leads through to ...

### Magnificent Kitchen/Dining Area

With an additional area for seating at the far end of the kitchen. The DINING AREA itself has bi-folding doors opening to the landscaped garden with fitted electric blinds. Amtico flooring. Matching flooring through to the KITCHEN which has an extensive range of quartz work surfaces with cupboards and drawers beneath. Integrated wine fridge. Range of Lamona appliances including double oven and grill, microwave, gas 4-ring hob with extractor fan over. Range of Bosch appliances including dishwasher, washing machine and tumble dryer. Range of wall cupboards. Cupboard concealing Glow Worm gas fired boiler serving central heating and domestic hot water. Double glazed window to rear elevation. Seating area with double glazed window to front elevation. Matching flooring. Walk-in cupboard.

### First Floor:

### Reception Landing

Low level lighting. Access to boarded and insulated roof space with lighting and loft ladder. Airing cupboard housing hot water tank.

### Principal Bedroom

Double glazed window to front elevation. Built-in wardrobe cupboards.

### • En-suite Shower Room

Shower cubicle with thermostatically controlled shower. Low level WC. Wash hand basin. Chrome heated towel rail. Tiled flooring with underfloor heating. Tiled walls. Inset ceiling lighting. Extractor fan. Shaver point and mirror fronted medicine cabinet. Double glazed window to front elevation.

### Bedroom Two

Double aspect with double glazed window to front and rear elevations.

### Bedroom Three

Double glazed window to rear elevation. Built-in wardrobe cupboard.

### Bedroom Four

Double glazed window to rear elevation.

### Family Bathroom

Panelled bath with corner mounted mixer tap. Pedestal wash hand basin. Low level WC. Chrome heated towel rail. Tiled walls. Tiled flooring. Wall cupboard. Wall mirror. Inset ceiling lighting. Double glazed window to side elevation.

## EXTERNALLY

A brick paviour driveway to the front of the house provides parking for four cars. There is an area of artificial lawn. The REAR GARDEN is private with high laurel hedging to the rear. The gardens have a paved terrace leading onto an extensive area of artificial lawn. Pergola. Set in the garden is a STUDIO/GARDEN OFFICE with double glazed double doors, lighting and heating.

## VIEWING

Viewing strictly by arrangements with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB. Tel: 01622 756703.

## DIRECTIONS

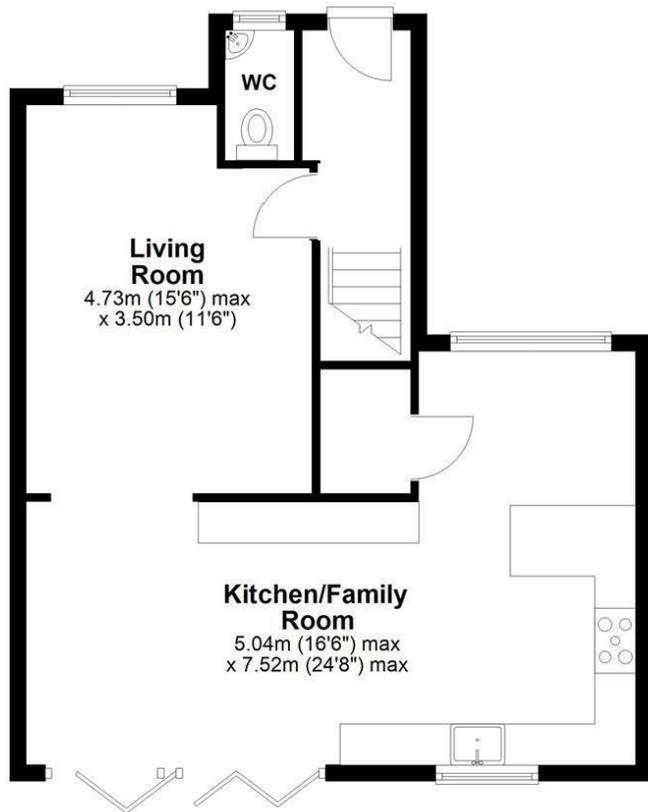
Entering Maidstone on the Loose Road, bear left into Sheals Crescent which leads into Postley Road. Turn left into Old Tovil Road. Continue on before turning right into Albert Reed Gardens.

## Energy Efficiency Rating

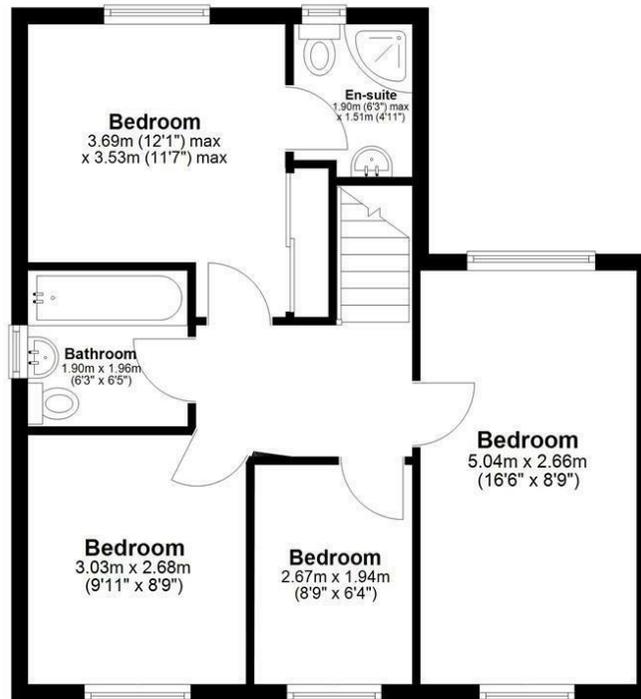
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

### Ground Floor



### First Floor



Total area: approx. 105.3 sq. metres (1133.3 sq. feet)

