



69A Old Tovil Road  
Maidstone  
ME15 6QE

Guide Price £325,000 to £350,000

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## Description

A fantastic opportunity to acquire this well-presented end-of-terrace property, ideally located within walking distance of Maidstone town centre. The home has been modernised throughout and is ready for immediate occupation, allowing a buyer to move straight in and enjoy.

The accommodation comprises an entrance porch, a spacious lounge, and a contemporary kitchen/breakfast room with fitted units and integrated appliances. Upstairs, there are three bedrooms and a luxuriously appointed modern bathroom.

Externally, the property benefits from a low-maintenance rear garden featuring an impressive summer house, ideal for use as a home office, gym, or entertaining space, driveway to the front and garage en bloc to the rear. Viewing is highly recommended.

## Location

Located in this well established residential position on the southern outskirts of the town, within 1/2 a mile of the centre. The county town offers an excellent selection of amenities including shops at The mall and Fremlins Walk, two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. Educationally the area is well served with recently built infant and junior school and a wider selection of schools and colleges in and around the town centre. Located in this sought after and well established and residential position on the southern outskirts of the town, conveniently placed within half a mile of the town centre.

## Council Tax Band

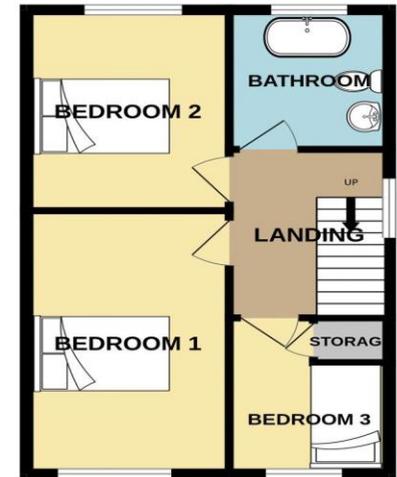
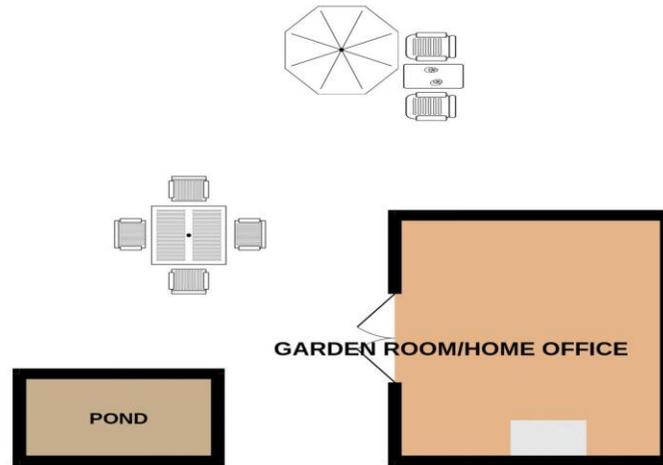
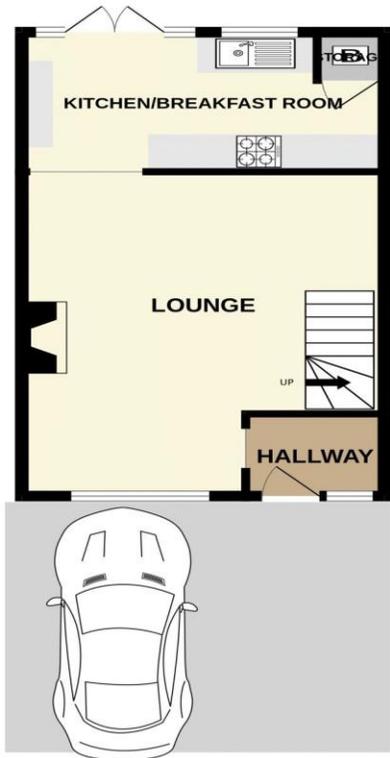
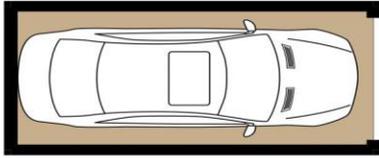
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## VIEWINGS STRICTLY BY APPOINTMENT

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

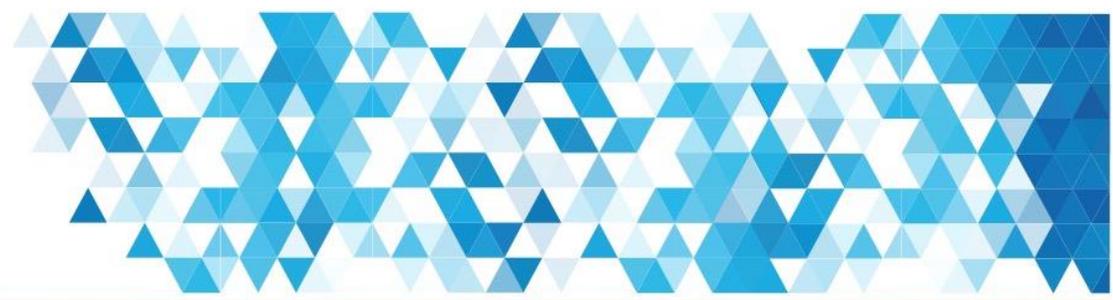


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1130 sq.ft. (105.0 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

### ENTRANCE PORCH

Composite front entrance door with decorative glazed panels and a side window, radiator, dado rail, and wood-effect laminate flooring.

### LOUNGE 17' 0" x 15' 8" (5.18m x 4.77m)

Continuous wood-effect laminate flooring, double radiator with decorative cover, front-facing window, and feature black acoustic wall panelling with built-in open display shelving to either side. Dado rail with wainscot panelling below, staircase rising to the first floor, and a wide opening leading to:

### KITCHEN / BREAKFAST ROOM 15' 8" x 7' 8" (4.77m x 2.34m)

A range of wall and base units with white high-gloss doors and drawers, complemented by oak woodblock work surfaces and a matching built-in breakfast bar. Partly metro-tiled walls and splashbacks, integrated washing machine, Zanussi oven with five-burner gas hob and extractor hood above, and space for a fridge freezer. Built-in airing cupboard housing a Worcester gas-fired combi boiler (installed approximately 4 years ago) supplying central heating and hot water. Inset circular stainless steel sink with mixer tap and rear-facing window above, glazed double casement doors with side panel opening to the rear garden, charcoal grey vertical radiator, and marble-effect LVT flooring.

## ON THE FIRST FLOOR

### LANDING

Side window, radiator, access to loft space, wooden balustrade with handrail, and dado rail with wainscot panelling below.

### BEDROOM 1 13' 7" x 8' 10" (4.14m x 2.69m)

Front-facing window, radiator, and feature wall panelling.

### BEDROOM 2 11' 2" x 8' 9" (3.40m x 2.66m)

Radiator, rear-facing window, and an excellent range of bespoke fitted bedroom furniture, including wardrobes, display shelving, storage units, a work surface, and decorative panelled walls with integrated lighting.

### BEDROOM 3 9' 3" x 6' 6" (2.82m x 1.98m)

Front-facing window, radiator, and bespoke fitted bedroom furniture including a wardrobe, display shelving, additional storage cupboards, and a single bed base with built-in storage beneath.

### BATHROOM 7' 7" x 6' 4" (2.31m x 1.93m)

A contemporary white suite with contrasting black fittings, comprising a low-level WC with storage cupboards beneath, wash hand basin with mixer tap and vanity storage, and a freestanding double-ended bath with black mixer tap and handheld shower attachment. Marble-effect aqua-boarded walls, LVT flooring, black heated towel rail, and rear-facing window.

## OUTSIDE

To the front of the property is a brick-paved driveway providing off-road parking for one vehicle, along with an electric vehicle charging point and side pedestrian access to the rear garden.

The rear garden wraps around the property to the side and features an artificial lawn alongside a generously sized paved patio—ideal for entertaining. The garden is fully enclosed with fenced boundaries and benefits from power points, two pedestrian gates (one leading to the front driveway and the other providing access to the garage en bloc), as well as a range of mature trees and shrubs, free-standing pond and an impressive garden room. Garage en bloc measuring 16'2" by 8'1".

### GARDEN ROOM / HOME OFFICE 13' 8" x 11' 9" (4.16m x 3.58m)

An impressive space, currently utilised as an outdoor entertaining space and home office, featuring wood laminate flooring and decorative panelling to dado height. Large sliding glass doors open onto the garden, creating a bright and inviting environment. The space also benefits from electricity, built-in shelving with storage cupboards beneath, and room for an under-counter fridge. A versatile addition that greatly enhances the appeal of the property. Door to storage shed.



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