

**Bluebell**  
ESTATES



110, Kingsley Road, Maidstone, ME15 7UP  
Offers In Excess Of £250,000



## About this property.....

This charming two-bedroom mid-terrace is full of character and style, making it an ideal first-time buy. The ground floor offers a welcoming sitting room, a dining room with an exposed brick fireplace – perfect for cosy evenings – and a modern, well-appointed kitchen.

A real standout feature is the basement room, cleverly converted into a 'home pub', creating a unique and fun entertaining space.

Upstairs, there are two well-proportioned bedrooms and a separately accessed bathroom, offering practicality and privacy.

Outside, the west-facing garden is perfect for enjoying afternoon and evening sun. There's also a useful former brick outhouse, currently housing the washing machine, adding valuable utility space.

Further benefits include double glazing throughout and gas central heating via a combination boiler.

This property combines period charm with modern convenience and is ideally located for Maidstone's town centre, transport links, and local amenities.

## Situation.....

Located on Kingsley Road, this home is ideally positioned to enjoy all that Maidstone has to offer. Just 0.5 miles from the town centre, residents can take full advantage of a vibrant mix of unique boutiques, popular high-street brands, and an impressive choice of cafés and restaurants. Food lovers will be spoilt for choice, from traditional afternoon tea to fine dining, while the town's buzzing nightlife offers pubs, bars, and entertainment venues to suit every taste.

For commuters, the property is perfectly placed: 0.6 miles to Maidstone West and 0.7 miles to Maidstone East, where direct trains reach London Bridge in as little as 53 minutes. For even faster connections, Ebbsfleet International is just a 29-minute drive away, with high-speed services reaching London St Pancras in only 19 minutes. Excellent road links, including nearby access to the M20 (junctions 5–7), make travel to London, the Kent coast, and beyond remarkably convenient.

Outdoor enthusiasts will appreciate Maidstone's wealth of open spaces and activities — from tranquil boat trips on the Kentish Lady to the miles of scenic cycling and walking routes that celebrate the region's charm. Families will love attractions such as Kent Life Heritage Farm and the 450-acre Mote Park, perfect for days out all year round.

Maidstone also boasts a strong education offering, with several highly regarded primary and secondary schools, including four grammar schools, making it a popular choice for families seeking quality schooling close to home.













## What the owner says.....

Welcome to 110 Kingsley Road – Our Much-Loved Home

We've loved every minute of living here and think this house has something special to offer anyone who moves in.

The location has been perfect for us – great for commuting into London, and just a short stroll into Maidstone Town Centre with its brilliant mix of bars, restaurants, and shops.

One of our favourite things about the house is the basement, which we turned into our very own pub! It's been the perfect spot for hosting friends and family, but it's such a versatile space it could just as easily be an office, a games room, or a cosy TV den.

We've poured a lot of love into 110 Kingsley Road and really hope the next owners enjoy it as much as we have for the last 5 years!





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**Approx. Gross Internal Floor Area 896 sq. ft / 83.37 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

#### Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



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