



Plains Avenue, Maidstone, Kent, ME15 7AR
Guide Price £425,000

GUIDE PRICE £425,000 TO £450,000

Beautifully Presented Three Bedroom Home with Stunning 110ft Garden

Situated in a highly sought-after residential location within walking distance of Maidstone town centre, this spacious and beautifully presented three-bedroom home offers the perfect balance of comfortable family living and convenient access to excellent local amenities, schools, shopping facilities and commuter links to London.

The accommodation is well arranged and welcoming throughout. To the ground floor there is a generous entrance porch, a recently installed downstairs W/C, a bright and comfortable living room, separate dining room and a well-appointed kitchen. Completing the ground floor is an excellent conservatory which enjoys lovely views over the garden and provides the perfect additional living space, ideal for relaxing or entertaining.

Upstairs, the property offers a modern family bathroom, two good-sized double bedrooms and a single bedroom. The home also benefits from a relatively new central heating system and boiler, installed approximately six years ago, providing efficient and reliable heating.

One of the standout features of this home is the impressive 110ft rear garden. Beautifully maintained and lovingly cared for by the current owners, it offers a wonderful outdoor space that is both private and tranquil. The garden is mainly laid to lawn with mature planting and well-kept borders, creating an ideal setting for outdoor dining, relaxing or family enjoyment.

For those who enjoy gardening, there is a charming potting shed, perfect for keen gardeners, along with a substantial outbuilding equipped with power and lighting. This versatile space could be used as a workshop, hobby room, home office or additional storage.

To the front of the property there is a private driveway providing off-road parking for two vehicles, along with gated side access leading to the rear garden.

Homes in this desirable location are always in high demand



GROUND FLOOR

Entrance Hall

Lounge 19'0" x 11'3" (5.81m x 3.43m)

Dining Room 15'9" x 8'9" (4.81m x 2.67m)

Kitchen 16'2" x 6'11" (4.93m x 2.11m)

Utility Room

Conservatory 12'7" x 10'1" (3.85m x 3.08m)

Downstairs Cloakroom

FIRST FLOOR

Bedroom 1 11'6" x 10'11" (3.53m x 3.35m)

Bedroom 2 12'5" x 8'7" (3.80m x 2.62m)

Bedroom 3 9'4" x 8'10" (2.87m x 2.71m)

Family Bathroom

EXTERNALLY

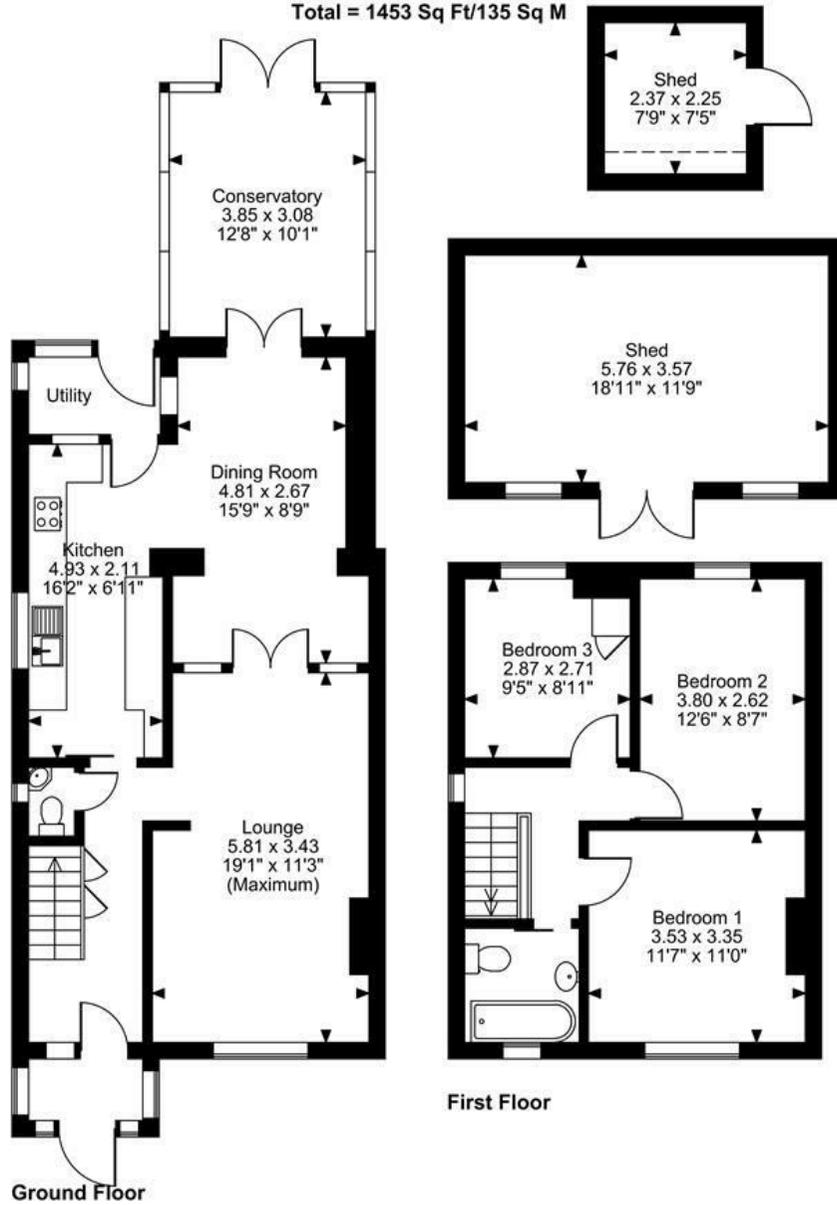
Shed 18'10" x 11'8" (5.76m x 3.57m)

Shed 7'9" x 7'4" (2.37m x 2.25m)

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

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Plains Avenue, Maidstone, Kent
 Approximate Gross Internal Area
 Main House = 1183 Sq Ft/110 Sq M
 Sheds = 270 Sq Ft/25 Sq M
 Total = 1453 Sq Ft/135 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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