



**St. Catherines Road, Maidstone, ME15 9WP**  
**Price £295,000**

Page & Wells are delighted to bring to the market this well-presented three-bedroom end of terrace home, conveniently located within easy reach of Maidstone town centre, local amenities and transport links.

The accommodation is arranged over two floors and offers bright, modern living space, ideal for first-time buyers, families or investors alike.

The ground floor comprises a welcoming entrance hall, a living room, a well-fitted kitchen/diner providing ample space for everyday dining and entertaining, and a convenient downstairs WC.

To the first floor, the main bedroom benefits from its own en suite shower room, complemented by two further bedrooms and a modern family bathroom.

Externally, the property enjoys off-road parking to the front, while to the rear is a neatly enclosed garden, offering a private and low-maintenance outdoor space ideal for relaxing or entertaining.

Situated in a popular residential area, the property is well placed for schools, shops, Maidstone town centre and mainline stations, making it a practical yet appealing home.

Early viewing is highly recommended to appreciate all this home has to offer.



## Photography

Some images have been virtually staged for illustrative purposes.

## On the Ground Floor

### Entrance Hall

Double glazed door to front, stairs to first floor, cupboard with space and plumbing for washing machine

### Modern Kitchen/Diner 13'3 x 8'3 (4.04m x 2.51m)

A range of modern fitted kitchen units, integrated gas hob with extractor hood, integrated oven and microwave, inset sink with drainer, radiator, double glazed window to front

### Living Room 15'3 x 10'9 (4.65m x 3.28m)

Double glazed sliding doors to rear, radiator, laminate flooring

## On the First Floor

### Landing

Double glazed window to side, radiator, cupboard housing boiler and heating system

### Bedroom 1 10'9 x 8'3 (3.28m x 2.51m)

Double glazed window to rear, radiator, fitted wardrobes

### En Suite Shower Room

WC, wash hand basin, shower cubicle with shower unit and glass door, part tiled

### Bedroom 2 9'6 x 8 (2.90m x 2.44m)

Double glazed window to front, radiator

### Bedroom 3 7'9 x 6'6 (2.36m x 1.98m)

Double glazed window to rear, radiator

### Family Bathroom 6'5 x 5'9 (1.96m x 1.75m)

Panelled bath with mixer taps and shower unit over bath with glass screen, WC, wash hand basin, part tiled walls, radiator

### Externally

To the front of the property there is off road parking in a layby

The neatly enclosed rear garden is laid to lawn with a paved patio and useful storage shed

### Viewing

Contact the Loose Office on 01622 746273

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

