



11 Linton Road, Loose, Maidstone, Kent, ME15 0AG
Price £500,000

RARELY AVAILABLE FOUR BEDROOM SEMI DETACHED FAMILY HOME WITH BEAUTIFUL GARDENS IN THE HEART OF LOOSE WITHIN WALKING DISTANCE OF LOCAL AMENITIES INCLUDING OFSTED 'OUTSTANDING' LOOSE PRIMARY SCHOOL

Situated in the heart of Loose Village, this wonderful family home is set in an excellent position being surrounded by woodlands walks through the Loose Conservation area. Conveniently located, local amenities include Sainsburys Local, Post Office, Chequers Inn pub. The Loose Ofsted 'Outstanding' Loose primary school is within a five minute walk, while there are a selection of grammar schools just a short bus journey away. For the commuter, Staplehurst and Marden stations are a 10 minute drive away and offer direct lines to London Bridge, Charing Cross and London Waterloo.

This fabulous family home is situated across three floors and offers spacious and adaptable accommodation. Inside, there is an entrance porch leading into the entrance hall, useful downstairs cloakroom, lounge spanning the length of the house with feature wood burner and designated dining area leading into the much loved conservatory, kitchen/breakfast room with fitted units, useful utility room and a uncommonly large integral garage. On the first floor there are three bedrooms with the main bedroom overlooking the beautiful rear gardens and bedroom two and three benefitting from fitted wardrobes. A family bathroom with shower over the bath complete the first floor accommodation. On the second floor, a further bedroom with excellent storage space in the eaves, used as an office by the current owner. Outside, the driveway to the front provides parking for two - three cars and there is a section of lawn. To the rear, beautiful garden predominately laid to lawn with a decked seating area, luxury thatched roof gazebo with electric heaters, raised beds and storage shed.

Do not delay and call Page and Wells Loose Office and book your viewing today to avoid missing out



ON THE GROUND FLOOR

Entrance Porch

Entrance Hall

Downstairs Cloakroom

Lounge 24'10 x 11'7 (7.57m x 3.53m)

Kitchen 16'2 x 11'9 (4.93m x 3.58m)

Conservatory 12'3 x 8'9 (3.73m x 2.67m)

Integral Garage 19'2 x 14'7 (5.84m x 4.45m)

ON THE FIRST FLOOR

Landing

Bedroom 1 12'4 x 11'9 (3.76m x 3.58m)

Bedroom 2 12' x 10'6 (3.66m x 3.20m)

Bedroom 3 9'3 x 9'3 (2.82m x 2.82m)

Family Bathroom

ON THE SECOND FLOOR


Bedroom 4/Office 13'4 x 12 (4.06m x 3.66m)

EXTERNALLY

Driveway to Front

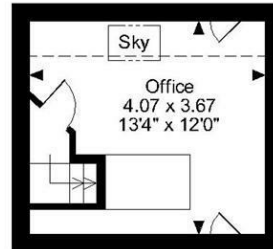
Gardens to Rear

Energy Efficiency Rating

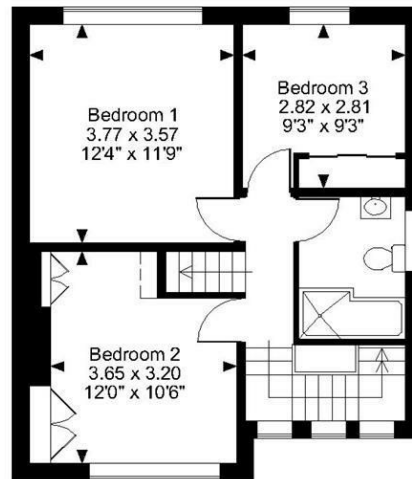
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

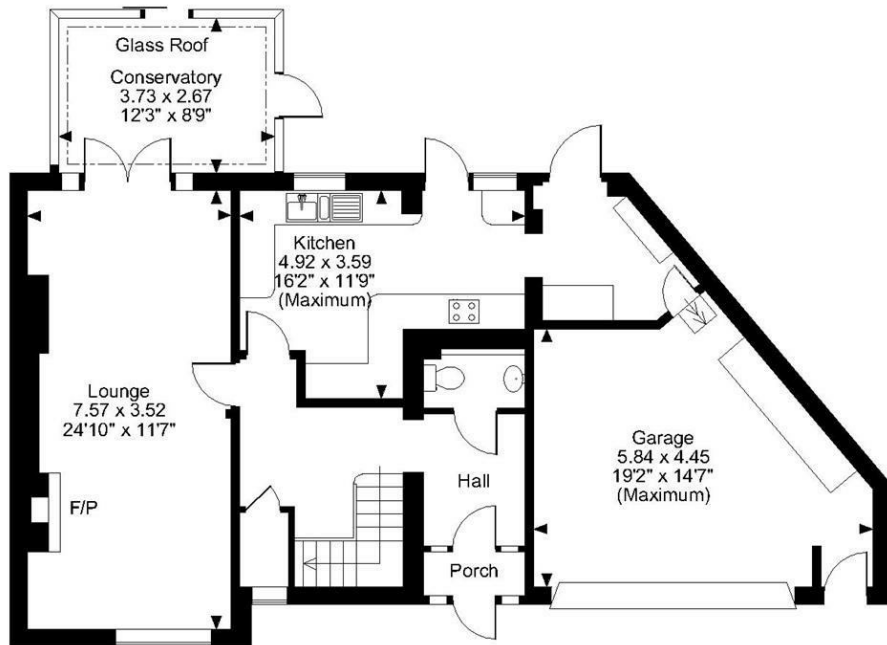
Linton Road, Loose, Maidstone
 Approximate Gross Internal Area
 Main House = 1447 Sq Ft/134 Sq M
 Garage = 250 Sq Ft/23 Sq M
 Total = 1697 Sq Ft/157 Sq M



Floor Above Bedroom 2



First Floor



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□□ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8519196/SS

