



Blythe Road, Maidstone, Kent, ME15 7TS
Offers In The Region Of £650,000



**** AN EXCEPTIONALLY SPACIOUS AND VERSATILE DETACHED FAMILY HOME SITUATED IN A MOST SOUGHT AFTER CUL-DE-SAC SETTING WITHIN WALKING DISTANCE OF THE TOWN CENTRE ****

Page & Wells are delighted to bring to the market this well-presented detached residence which has been a family home for over 25 years. The ground floor features a large sitting/dining room, cloakroom, kitchen/breakfast room, utility room, boiler room, shower room and a family room over-looking the rear garden. The configuration lends itself to potential annex accommodation. The first floor offers four bedrooms, together with bathroom and en-suite shower room. There are extensive parking facilities and a pleasant south facing rear garden with mature shrubs and trees. The property is ideally situated within walking distance of the town centre and Mote Park, and is in the catchment area of local Grammar, Secondary and Primary Schools. An internal viewing is highly recommended. Contact PAGE & WELLS King Street Office on 01622 756703. Tenure: Freehold. EPC Rating: C. Council Tax Band: F. NO FORWARD CHAIN.



ACCOMMODATION

Ground Floor:

Entrance Hall

A large welcoming entrance hall with oak flooring leading to lounge/dining room. Access through double doors to kitchen/breakfast room. Staircase to first floor.

Cloakroom

Low level WC. Wash hand basin. Double glazed window.

Sitting/Dining Room

Triple aspect room. Double glazed windows to front and side. Double glazed windows and double glazed French door leading to rear garden. Log burner. Oak flooring.

Kitchen/Breakfast Room

Fitted kitchen comprising extensive cupboards and work surfaces. Breakfast bar. Built-in double oven. Integrated appliances including double fridge, separate fridge/freezer and dishwasher. Double glazed French doors opening to rear garden. Access to family room through wooden doors.

Utility Room

Plumbed washing machine and storage facilities. Access to front garden.

Boiler Room

Combi boiler with storage area.

Family Room/Bedroom

A large versatile double aspect room with double glazed window and French doors to rear garden. Door to kitchen/dining room. Door to ...

• En-suite Shower Room

Shower cubicle. Low level WC. Wash hand basin.

First Floor:

Landing

Double glazed windows to front. Storage cupboard. Access to large loft space.

Principal Bedroom

Double aspect double glazed windows overlooking rear garden and side.

• En-suite Shower Room

Shower cubicle. Low level WC. Wash hand basin.

Bedroom Two

Double glazed windows overlooking rear garden.

Bedroom Three

Double glazed window overlooking rear garden. Built-in wardrobes.

Bedroom Four

Double aspect double glazed windows overlooking rear garden and side. Built-in wardrobes.

Bathroom

Panelled P-shaped bath with overhead shower. Low level WC. Wash hand basin.

EXTERNALLY

There is extensive off-road parking to the front of the property with side access to the rear garden. The secluded south facing REAR GARDEN comprises a patio area and wooden decking ideal for outside entertaining! Steps lead to a lawned area with mature shrubs and trees. Shed.

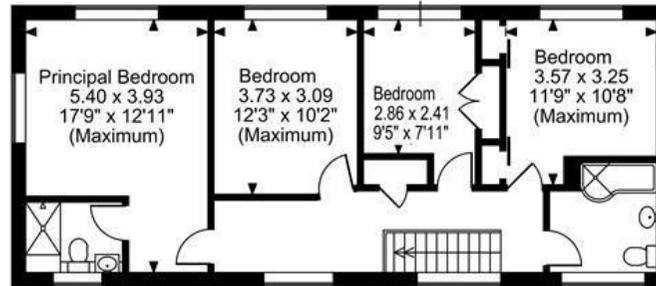
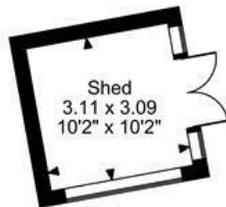
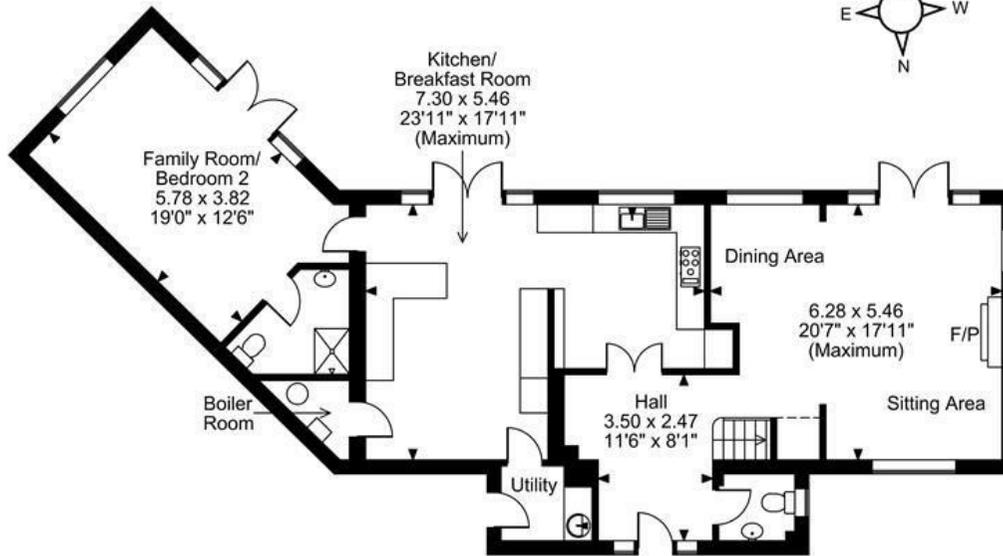
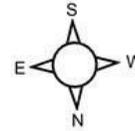
VIEWING

Viewing strictly by arrangements with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB. Tel: 01622 756703.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Blythe Road, Maidstone
Approximate Gross Internal Area
Main House = 2036 Sq Ft/189 Sq M
Shed = 103 Sq Ft/10 Sq M
Total = 2139 Sq Ft/199 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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