



29 Bower Mount Road, Maidstone, Kent, ME16 8AX
Offers In The Region Of £625,000



The property is situated in one of Maidstone's most sought after residential roads which lies close to the town centre. The immediate area has excellent local amenities and schools. The county town itself providing a further range of shopping and educational facilities. There is easy access to the M20 motorway and the town itself has two mainline London stations.

The property comprises an older style detached family house enjoying mellowed brick elevations under a tiled roof. The property has retained much of its original character with lovely exposed pine flooring throughout. The house benefits from double glazing with fitted shutters. The gardens are worthy of special mention offering considerable privacy. At the foot of the garden is a detached garage and parking. Internal inspection of this lovely family home is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: D
Council tax band: E
Tenure: freehold



GROUND FLOOR:

Entrance door to ...

Entrance Hall: 15'9 x 6' (4.80m x 1.83m)

Staircase to first floor. Pine flooring. Dado rail.

Lounge: 16'7 x 12'10 maximum (5.05m x 3.91m maximum)

Double glazed bay window to the front elevation with fitted window blinds. Pine flooring. Central original fireplace. Recessed display shelving and fitted cupboards. Cornice.

Dining Room: 13'11 x 12'11 maximum (4.24m x 3.94m maximum)

Double aspect room with double glazed window to the side elevation with fitted shutters. Double doors opening to the garden. Pine flooring. Cornice. Picture rail. Central fireplace. Recessed cupboards and display shelving.

Kitchen/Breakfast Room: 17'5 x 10'11 (5.31m x 3.33m)

A well proportioned room. The kitchen area having an excellent range of work surfaces with cupboards, drawers and space beneath. Inset one and a half bowl sink unit with cupboard under. Stoves stainless steel oven, 5-ring gas hob with extractor fan over. Built in fridge/freezer. Range of wall cupboards. Wall mounted Ideal gas fired boiler serving central heating and domestic hot water. Plumbing for washing machine.

LOWER GROUND FLOOR:

Cellar Room: 12'10 x 12'6 (3.91m x 3.81m)

Double glazed window. Fitted wine rack. Storage recess. Gas meter.

FIRST FLOOR:

'L' Shaped Landing

Dado rail. Pine flooring.

Bedroom 1: 14'1 x 13' (4.29m x 3.96m)

A well proportioned principal bedroom with double glazed window to the rear elevation. Exposed pine flooring. Attractive fireplace. Door to ...

Spacious En-suite Shower Room

Shower cubicle with thermostatically controlled shower. Low-level WC. Wash hand basin. Part tiled walls. Tiled flooring. Chrome heated towel rail. Mirror. Inset ceiling lighting.

Bedroom 2: 12'11 x 12'10 (3.94m x 3.91m)

Double glazed window to the front elevation with fitted shutters. Built in wardrobe cupboard with pelmet lighting. Pine flooring. Access to roof space.

Bedroom 3: 10'11 x 9'9 (3.33m x 2.97m)

Pine flooring. Double glazed window to the front elevation with fitted shutters. Built in cupboard. Picture rail. Inset ceiling lighting.

Family Bathroom

Panelled bath with thermostatically controlled shower and folding shower screen. Low-level WC. Wash hand basin. Chrome heated towel rail. Part tiled walls. Inset ceiling lighting. Tiled flooring. Double glazed window to the front elevation.

EXTERNALLY:

A footpath leads from Bower Mount Road to the front door flanked by lawn. A beautifully private front garden is bordered by live mature hedging. A side gate leads to a very good size back garden. Immediately behind the house is a paved seating terrace with pergola covered in mature wisteria. The terrace leads on to an area of lawn with well stocked flower and tree borders filled with a variety of shrubs and plants. At the foot of the garden is a further decked terrace. Garage 13'10 x 9'4 with parking to the front. A further door opens to the decked terrace and a further drop curb could provide additional parking if required.

VIEWING

Viewing strictly by arrangements with the Agent's Head Office:

52-54 King Street, Maidstone, Kent ME14 1DB

Tel. 01622 756703

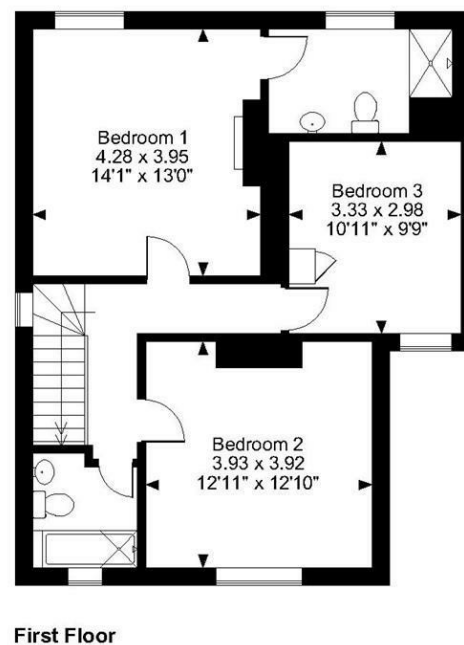
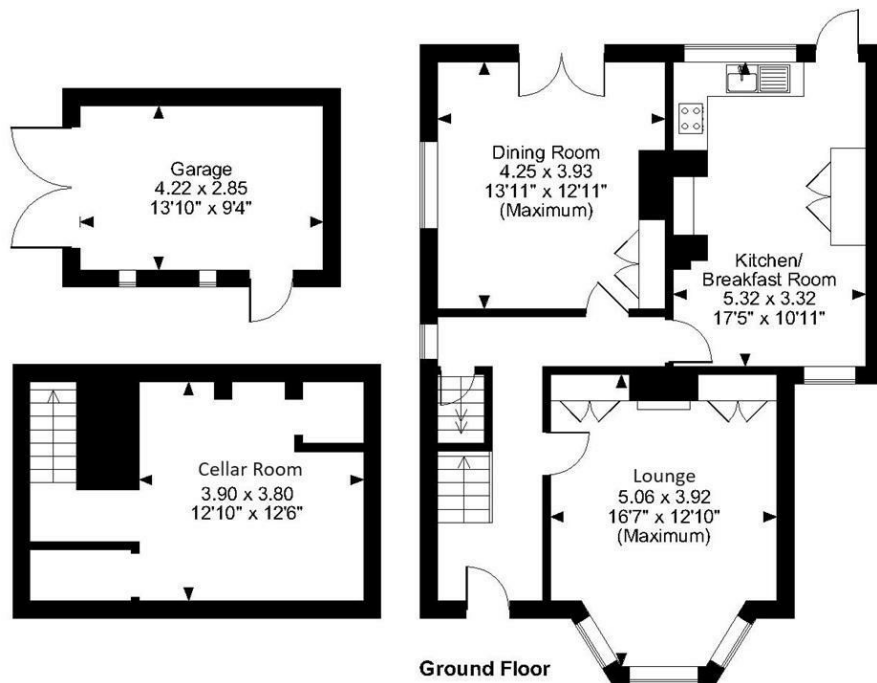
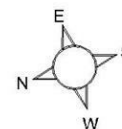
DIRECTIONS

Leave Maidstone on the A20 London Road. Proceed for a short distance before turning left into Bower Mount Road, continue on where the property will be found on the corner of Deerhurst Gardens on the left hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Bower Mount Road, Maidstone
Approximate Gross Internal Area
Main House = 1592 Sq Ft/148 Sq M
Garage = 129 Sq Ft/12 Sq M
Total = 1721 Sq Ft/160 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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