



92 Buckland Road, Maidstone, Kent, ME16 0SD
Price Guide £525,000 - £550,000

PRICE GUIDE £525,000 - £550,000. The property is situated in a popular residential road close to Maidstone town centre. The county town provides a wide range of shopping, educational and social facilities together with two mainline stations.

The property comprises a spacious extended four bedroom semi-detached family house with rendered elevations under a tiled roof. The property has been subject to considerable improvement by our clients who have created an impressive second floor providing an additional shower room and principal bedroom. The property benefits from double glazing, gas fired central heating and enjoys a very good sized garden. Set within the garden is a useful garden studio/office. EPC rating: awaited. Council Tax Band: D. Tenure: Freehold. Contact: PAGE & WELLS King Street office 01622 756703.



GROUND FLOOR:

Double glazed entrance door to ...

Entrance Hall: 14'5 x 6'5 (4.39m x 1.96m)

Staircase to first floor.

Cloaks Cupboard

Concealing Ideal gas fired boiler serving central heating and domestic hot water.

2nd Reception/Study/5th Bedroom: 11'1 x 10' (3.38m x 3.05m)

Double glazed window to the front elevation. Central fireplace with recessed book/display shelving.

Sitting Room: 12'10 x 11'3 (3.91m x 3.43m)

Fireplace with fitted wood burning stove. Two wall light points. The dining room communicates with a ...

Magnificent Kitchen/Diner: 18'8 x 12' (5.69m x 3.66m)

The KITCHEN AREA has an extensive range of work surfaces with cupboards and drawers under. Twin bowl stainless steel sink unit with mixer tap and cupboards under. Range of wall cupboards with lighting beneath. Smeg double oven and grill. Bosch induction hob with extractor fan over. Built in dishwasher. Tiled flooring. Two velux windows. Pelmet lighting. Double glazed window to rear elevation. Double glazed double doors opening to the back garden.

Utility Room: 8'7 x 6'5 (2.62m x 1.96m)

Range of work surfaces with cupboards, drawers and space under. Inset one and a half bowl sink unit with cupboard beneath. Wall cupboard. Part tiled walls. Double glazed door to ...

Garden Room: 7' x 7' approximately (2.13m x 2.13m approximately)

Double glazed door to both front and rear.

Cloakroom

White suite. Low-level WC. Extractor fan.

FIRST FLOOR:**Landing**

Double glazed to the side elevation. Staircase to second floor.

Bedroom 2: 13'10 x 11'1 (4.22m x 3.38m)

Double glazed window to the front elevation.

Bedroom 3: 11'1 x 9'2 (3.38m x 2.79m)

Built in cupboard. Double glazed window to the rear elevation.

Bedroom 4: 7'7 x 6'6 (2.31m x 1.98m)

Double glazed window to the front elevation.

Family Bathroom

Panelled bath with mixer tap. Thermostatically controlled shower with fitted shower screen. Low-level WC. Wash hand basin in vanity unit with cupboards under. Chrome heated towel rail. Tiled flooring. Tiled walls. Inset ceiling lighting. Extractor fan. Double glazed window to the rear elevation.

SECOND FLOOR:**Landing**

Storage cupboard.

Bedroom 1: 15'6 x 9'10 (4.72m x 3.00m)

A beautifully proportioned principal bedroom with double glazed window to the rear elevation. Two skylights.

Shower Room

Low-level WC. Wash hand basin in vanity unit with cupboard under. Shower cubicle with thermostatically controlled shower. Tiled walls. Tiled flooring. Extractor fan. Inset ceiling lighting. Heated towel rail. Double glazed window to the rear elevation.

EXTERNALLY:

The property has an extensive block paviour driveway providing

ample parking. The front garden has an area of lawn with hedged boundaries. The rear garden is of very good size. Immediately behind the house is a paved terrace leading down to an area of lawn. At the foot of the garden is a ...

Useful Garden Studio/Office: 12'7 x 9'7 (3.84m x 2.92m)

Double glazed double doors flanked by double glazed windows.

VIEWING

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

DIRECTIONS

From The Broadway continue round before turning left into St Peters Street forking left into Buckland Road. At the junction with Buckland Hill proceed over and the property will be found on the right hand side.

EPC Ratings

