



**54 Northumberland Road, Maidstone, Kent, ME15 7LS**  
**Price Guide £340,000 - £360,000**



PRICE GUIDE: £340,000 - £360,000. A SPACIOUS, EXTENDED AND WELL PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME SITUATED ON A CORNER PLOT IN THE EVER POPULAR SHEPWAY DEVELOPMENT.

Page & Wells are delighted to bring to the market this exceptionally spacious three bedroom semi-detached family home in a popular residential location within close proximity of all amenities. The ground floor accommodation features an entrance hall, spacious lounge, dining room, kitchen and shower room/utility area. The first floor offers three bedrooms and a family bathroom. The property enjoys good frontage to Northumberland Road with extensive parking facilities. Due to the wider than average plot, there is ample scope to add an extension to the side (subject to the usual planning consents being obtained). In addition, there is a pleasant garden to the rear. Internal viewing is highly recommended. Contact: PAGE & WELLS King Street office 01622 756703.

EPC Rating: E.  
Council Tax Band: C  
Tenure: Freehold



## LOCATION

Situated on the ever popular Shepway development to the south of Maidstone town centre.

## PROPERTY INFORMATION

An exceptionally spacious & well presented three bedroom semi-detached family home.

## KEY FEATURES

Two reception rooms

Kitchen

Ground floor shower room/utility area

First floor bathroom

Extensive off road parking facilities

Internal viewing highly recommended

## ROOMS

### FIRST FLOOR:

Entrance Porch

Entrance Hall

Lounge: 14'8 x 13'1 (4.47m x 3.99m)

Dining Room: 9'10 x 9'5 (3.00m x 2.87m)

Kitchen: 10'2 x 9'10 (3.10m x 3.00m)

Shower Room/Utility Area

### FIRST FLOOR:

Landing

Bedroom 1: 14'10 x 9'11 (4.52m x 3.02m)

Bedroom 2: 12'10 max x 9'10 (3.91m max x 3.00m)

Bedroom 3: 10'10 x 9'11 (3.30m x 3.02m)

Family Bathroom

### EXTERNALLY:

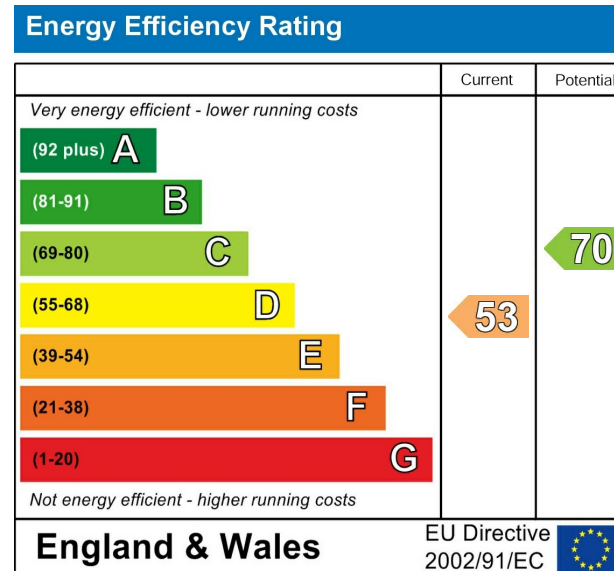
There are extensive off road parking facilities to the front and ample space to the side to add an extension (subject to the usual planning consents being obtained). In addition, there is a pleasant garden to the rear. There are two sheds which will remain.

### VIEWING

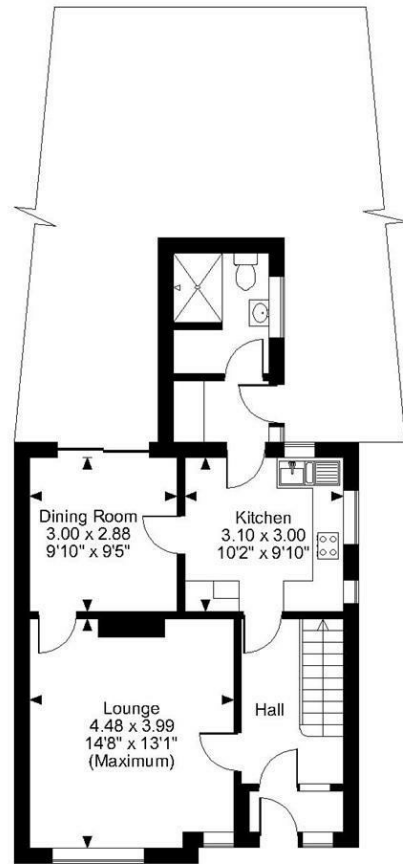
Viewing strictly by arrangements with the Agent's Head Office:

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

Tel. 01622 756703

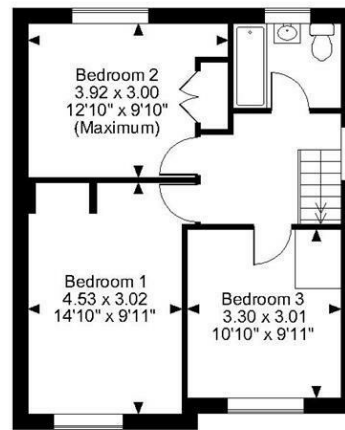
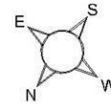






**Ground Floor**

**Northumberland Road, Maidstone**  
**Approximate Gross Internal Area**  
**Main House = 1060 Sq Ft/99 Sq M**  
**External Room = 59 Sq Ft/5 Sq M**  
**Total = 1119 Sq Ft/104 Sq M**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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