



St. Michaels Road, Maidstone, Kent, ME16 8BS

Price £795,000



The property is situated in a very popular residential area close to Maidstone town centre 0.9-miles distance. The vibrant county town itself provides a wide range of shopping, educational and social facilities. Nearby train stations are Maidstone West, Maidstone East, Maidstone Barracks, East Farleigh, Barming and Aylesford. Key locations are the River Medway Towpath (0.4-miles) leading to many countryside walks and perfect for long runs. Teston Bridge Country Park. Leybourne Lakes Country Park. Kent Downs National Landscape and Leeds Castle.

The property comprises a beautifully spacious established four bedroom family house enjoying mellowed brick elevations under a tiled roof. The house benefits from gas fired central heating. The gardens are worthy of special mention being of very good size offering considerable privacy with the rear gardens being enclosed with lovely ragstone walling. Internal inspection of this quality family home is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street Office 01622 756703. Tenure: Freehold. EPC Rating: E. Council Tax Band: F.



GROUND FLOOR:

Arch Entrance Porch

Part glazed entrance door to ...

Reception Hall

Staircase to first floor. Understairs cupboard. Door ...

Cloakroom

Wash hand basin. Low-level WC. Tiled flooring. Inset ceiling lighting.

Study

Inset ceiling lighting. Double glazed sash window to the front elevation. Range of fitted book shelves.

Lounge

Central open fireplace with over mantle. Bay window to the front elevation. Parquet flooring. Inset ceiling lighting. Wide archway communicating with ...

Dining Room

Matching parquet flooring. Inset ceiling lighting. Part glazed double doors opening to the rear garden.

Inner Hall

Natural wood flooring. Door to ...

Utility Room

Range of built in cupboards. Inset single drainer sink unit with mixer tap and cupboards under. Plumbing for washing machine. Door to cellar. Door to ...

Covered Way

Doors to both front and rear. Water tap.

Kitchen

Double aspect. Excellent range of work surfaces with cupboards and drawers beneath. One and a half bowl sink unit with mixer tap and cupboard under. Range of wall cupboards. Rangemaster double oven, 6-ring gas hob with extractor fan over. Glazed wall display unit. Built-in dishwasher and washing machine. Inset ceiling lighting. Natural wood flooring.

LOWER GROUND FLOOR:

Cellar

Chamber 1

Chamber 2

Electric and gas meters. Former coal chute.

FIRST FLOOR:

Half Landing

Lovely stained glass window.

Bedroom 1

Sash window to the rear elevation. Built-in airing cupboard with hot water tank. Door to ...

En-suite Shower Room

Wash hand basin in vanity unit with cupboard under. Low-level WC. Shower cubicle with thermostatically controlled. Inset ceiling lighting. Chrome heated towel rail. Sash window to the side elevation.

Bedroom 2

Wide bay window to the front elevation.

Bedroom 3

Sash window to the front elevation. Built-in wardrobe cupboard.

Bedroom 4

Sash window to the rear elevation. Built-in wardrobe cupboard.

Family Bathroom

Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. WC. Heated towel rail. Access to roof space. Sash window to the side elevation.

EXTERNALLY:

The property has attractive brick walling to the front boundary with wrought iron double gates opening to a concrete driveway providing parking. A further pathway with a wrought iron gate leads to the front door. The front garden is laid to lawn with well screen boundaries. Side access to a magnificent rear garden being of very good size. Immediately behind the house is a seating terrace leading on to an area of lawn flanked by well established and stocked flower borders. Set in the garden is a magnolia and Yew tree. The gardens continue on to provide an area for vegetables. Greenhouse and garden shed. The gardens enjoy very considerable privacy and are screened with established ragstone walling.

USEFUL INFORMATION

Distance to:
Chatham 8.8-miles
Rochester 9-miles
Gillingham 10.5-miles
Sittingbourne 12.5-miles
Tonbridge 12.5-miles
Royal Tunbridge Wells 16-miles
Ashford 22-miles
Canterbury 28-miles

Nearby Schools:

Maidstone, St Michael's Church of England Infant and Junior Schools

St Augustine Academy

Oakwood Park Grammar School
St Simon Stock Catholic School
Archbishop Courtenay Primary School
St Francis' Catholic Primary School
West Borough Primary School
Brunswick House Primary School
MEPA Academy

VIEWING

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

DIRECTIONS

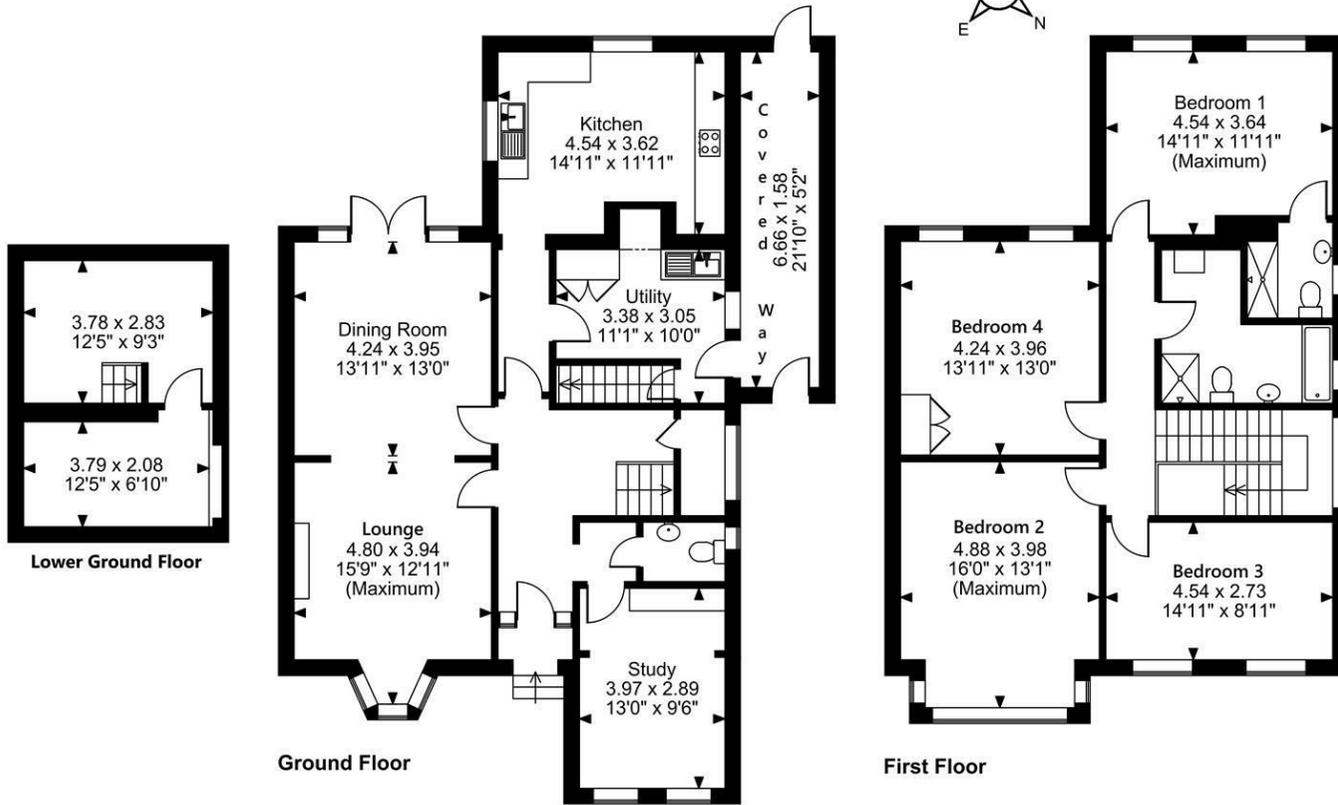
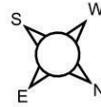
Leave Maidstone on the A26 Tonbridge Road and proceed towards Barming. Turn left into St Michaels Road where the property will be found on the right hand side.

Energy Efficiency Rating

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

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St. Michaels Road, Maidstone, Kent
 Approximate Gross Internal Area
 2338 Sq Ft/217 Sq M



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