



**18 Blythe Road, Maidstone, Kent, ME15 7TR**  
**Offers In The Region Of £540,000**



The property is situated in one of Maidstone's most sought after residential roads close to Maidstone town centre and also close to Mote Park. The county town provides a wonderful range of shopping, educational and social facilities together with two mainline stations. Mote Park itself has some 550-acres of amenity land with a lovely lake.

The property comprises an established three bedrooms semi-detached family house which has been maintained to a very high standard. The property has attractive brick and rendered elevations under a tiled roof and benefits from replacement double glazing and gas fired central heating. There are lovely gardens with the property and internal inspection is thoroughly recommended by the sole selling agents. EPC rating: D. Council Tax Band: E. Tenure: Freehold. Contact: PAGE & WELLS King Street office 01622 756703.



#### GROUND FLOOR:

Double glazed leaded light front door opening to ...

#### Entrance Porch

Shoe cupboard. Double glazed leaded light window to the side elevations. Further entrance door to ...

#### Reception Hall: 16'6 x 7'7 (5.03m x 2.31m)

Staircase to first floor.

#### Lounge: 13'1 x 13' (3.99m x 3.96m)

A beautifully proportioned principal room with double glazed leaded light window to the front elevation. Central fireplace with fitted gas coal effect fire, floral tiled slips and pine surround. Picture rail.

#### Dining Room: 14' x 12'6 (4.27m x 3.81m)

Picture rail. Double glazed double doors opening to the back garden.

#### Kitchen: 10'11 x 10'1 (maximum) (3.33m x 3.07m (maximum))

The kitchen area has a range of work surfaces with cupboards and drawers under. Inset one and a half bowl sink unit with cupboards beneath. Range of wall cupboards. Glazed display cupboard with leaded light glass. Belling double oven and grill. Pantry. Double glazed window to the rear elevation. Part glazed door to ...

#### Utility Room: 10'3 x 9'2 (maximum) (3.12m x 2.79m (maximum))

Work surface with cupboards and space under. Plumbing for washing machine. Range of wall cupboards. Part tiled walls. Door to garage. Double glazed doors opening to the rear garden.

#### FIRST FLOOR:

#### Reception Landing

Double glazed leaded light stained glass window to the side elevation. Access to insulated loft space.

#### Bedroom 1: 13'1 x 12'8 (3.99m x 3.86m)

Double glazed leaded light bay window to the front elevation. Central cast iron fireplace.

#### Bedroom 2: 13'9 x 12'6 (4.19m x 3.81m)

Fitted bedroom with wardrobe cupboards, drawers and dressing table. Double glazed window to the rear elevation.

#### Bedroom 3: 9'3 x 7'3 (2.82m x 2.21m)

Oriel leaded light window to the front elevation. Dado rail.

#### Family Bathroom

Panelled bath. Thermostatically controlled shower with fitted shower screen. Low-level WC. Pedestal wash hand basin. Airing cupboard concealing Vaillant gas fired boiler serving central heating and domestic hot water. Leaded light double glazed stained glass window to the rear elevation. Part tiled walls.

#### EXTERNALLY:

A concrete driveway provides parking and in turn gives access to ...

#### Attached Garage: 14'10 x 10'5 (4.52m x 3.18m)

Double doors. Power and light. Wine store. Water tap. Personal door to house.

#### GARDENS:

The front garden is laid to lawn with neat low hedging. The rear garden extends in depth to about 115'. Immediately behind the house is a brick paved terrace with steps leading to an area of lawn with flower borders and vegetable garden to the side. Ornamental trees. Garden shed.

#### VIEWING


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

52-54 King Street, Maidstone, Kent ME14 1DB  
Tel. 01622 756703

#### DIRECTIONS

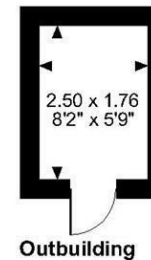
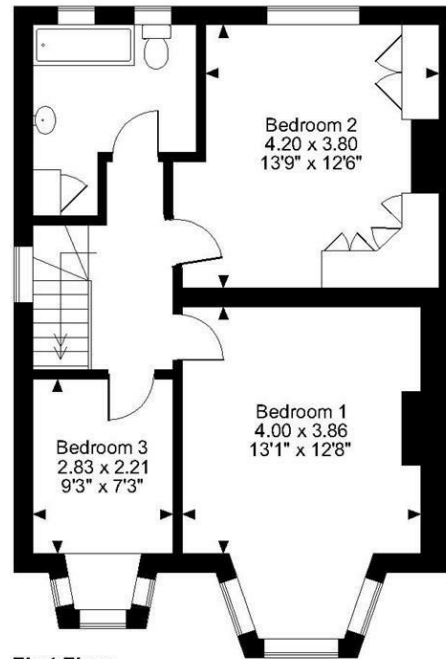
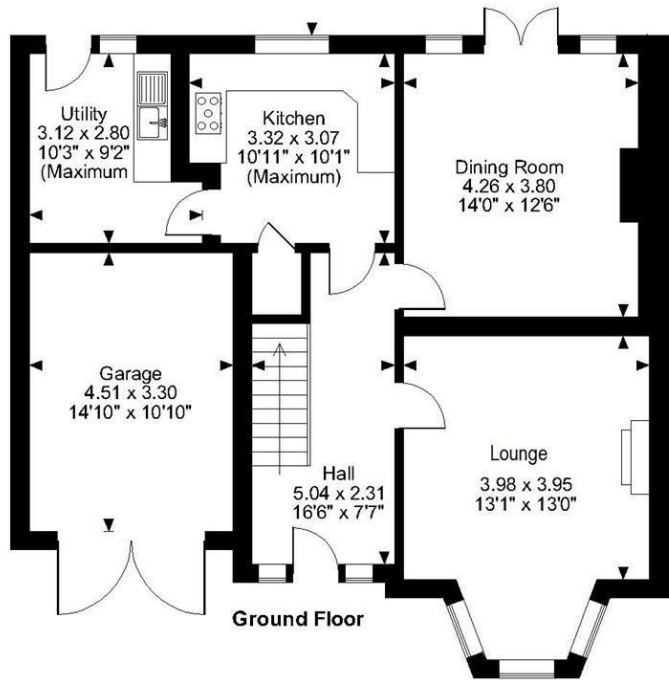
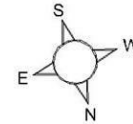
Leave Maidstone on the A20 Ashford Road. Proceed to the traffic lights at Square Hill, turn right and continue down before turning left into Blythe Road where the property will be found on the right hand side.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



**Blythe Road, Maidstone**  
**Approximate Gross Internal Area**  
**Main House = 1326 Sq Ft/123 Sq M**  
**Garage = 160 Sq Ft/15 Sq M**  
**Outbuilding = 47 Sq Ft/4 Sq M**  
**Total = 1533 Sq Ft/142 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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