



**Tarragon Road, Maidstone, Kent, ME16 0UR**  
**Offers In The Region Of £475,000**



The property is situated in one of Maidstone's most sought-after residential areas off Queens Road. Set on the western outskirts of the town centre, the immediate area has excellent local amenities and is close to Maidstone Hospital. There is easy access to the M20 motorway, providing fast travel to London and the Kent coastline. The county town itself provides a wide range of shopping, educational and social facilities, together with two mainline stations.

The property comprises a quite beautifully presented four bedroom family house which has been the subject of very considerable expenditure by our client including newly installed double glazing. The house has attractive brick elevations under a tiled roof and benefits from gas fired central heating. Tenure: Freehold. EPC Rating: C. Council Tax Band: E.



## ACCOMMODATION

### Ground Floor:

Entrance door to ...

### Entrance Hall

Cloaks cupboard. Staircase to first floor. Understairs cupboard.

### Cloakroom

Low level WC. Wash hand basin. Extractor fan.

### Snug/Sitting Room

Double glazed window to front elevation.

### Kitchen/Diner

Newly installed kitchen with extensive range of work surfaces having cupboards and drawers under. Inset one and a half bowl sink unit with mixer tap. CDA 5-ring gas hob with extractor fan over. Belling double oven and grill. Built-in microwave. Range of wall cupboards. Plumbing for dishwasher and washing machine. Tiled flooring. Double glazed window to rear elevation. Opening to ...

### Conservatory

Double aspect with double glazed double doors opening through to the garden.

### First Floor:

#### Landing

Staircase to second floor. Airing cupboard housing hot water tank.

### Lounge

Double glazed windows to rear elevation. Central feature ornamental fireplace. Five wall light points.

### Bedroom One

Double glazed doors opening to Juliet balcony. Built-in wardrobe cupboard. Door to ...

### Luxury En-suite Shower Room

Shower cubicle with thermostatically controlled shower. Low level WC. Wash hand basin in vanity unit with drawers under. Tiled walls. Extractor fan. Inset ceiling lighting. Chrome heated towel rail.

### Second Floor:

#### Landing

Access to loft space.

### Bedroom Two

Double glazed windows to front elevation. Built-in wardrobe cupboards.

### Bedroom Three

Double glazed window to rear elevation.

### Bedroom Four

Double glazed window to rear elevation.

### Family Bathroom

Panelled bath with mixer tap, thermostatically controlled shower and fitted shower screen. Low level WC. Wash hand basin in vanity unit with drawers under. Tiled walls. Extractor fan. Inset ceiling lighting. Shaver point. Heated towel rail.

## EXTERNALLY

Attractive garden to the front of the house laid to lawn with well-stocked flower borders and neat laurel hedging. The REAR GARDEN is enclosed with paviour and leading on through to DOUBLE CARPORT (16'7 x 15'7). There is a garden store.

## VIEWING

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

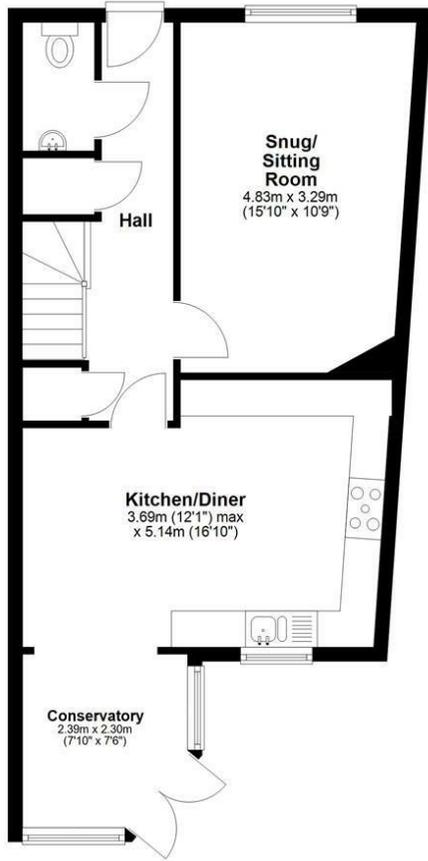
## DIRECTIONS

Leave Maidstone on the A26 Tonbridge Road. Proceed to Barming. Turn right into Queens Road and first left into Tarragon Road, where the property will be found after a short distance on the left hand side.

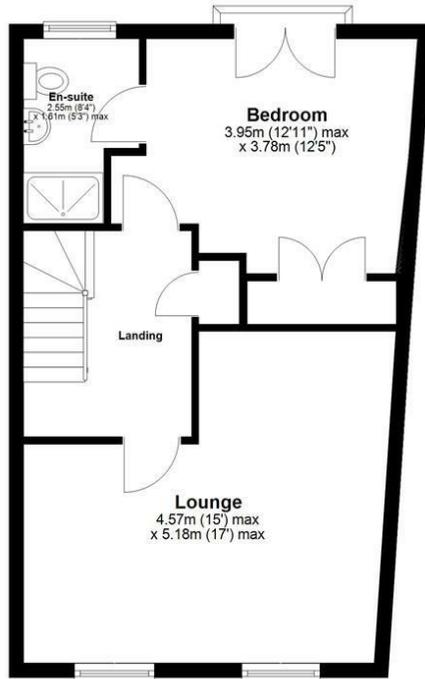
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

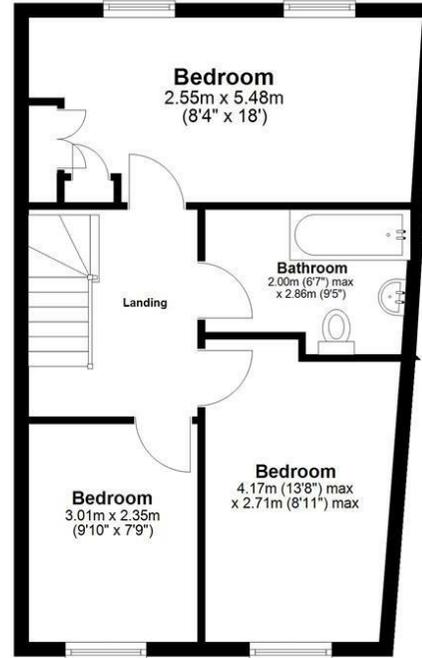
### Ground Floor



### First Floor



### Second Floor



Total area: approx. 131.9 sq. metres (1420.1 sq. feet)

