



**14 Kingsdown Close, Maidstone, Kent, ME16 8QR**  
**Offers In The Region Of £585,000**

The property is situated in a most sought after quiet cul de sac setting close to Maidstone town centre. The county town itself provides a wonderful range of shopping, educational and social facilities together with two mainline stations.

The property comprises a beautifully presented three bedroom detached family house with good sized secluded gardens. The property has attractive brick elevations under a tiled roof and benefits from replacement double glazing and gas fired central heating. There is a security system installed. Internal inspection is thoroughly recommended by the sole selling agents. EPC rating: D. Tenure: Freehold. Council Tax Band: E. Contact: PAGE & WELLS King Street office 01622 756703.



### GROUND FLOOR:

Entrance door to ...

### Entrance Hall

Tiled flooring. Staircase to first floor.

### Lounge: 20'3 x 12'4 (6.17m x 3.76m)

A beautifully proportioned principal room enjoying double aspect with leaded light glass windows to both front and rear. Dado rail. Three wall light points. Feature central fireplace with fitted gas coal effect fire. Double glazed double doors opening to ...

### Conservatory: 13'5 x 13'2 (4.09m x 4.01m)

Fitted blinds. Double glazed double doors opening to the garden.

### Dining Room: 10'8 x 10' (3.25m x 3.05m)

Dado rail. Double glazed leaded light window to the front elevation. Tiled flooring. Understairs cupboard concealing gas and electric meters. Wide archway to ...

### Kitchen: 13'8 x 7' (4.17m x 2.13m)

Attractive light oak fronted units. Range of work surfaces with cupboards, drawers and space under. Range of wall cupboards. Inset twin bowl sink unit with cupboards beneath. Leisure double oven and grill, 5-ring gas hob and electric warming plate, extractor fan over. Double glazed window to the rear elevation. Door to ...

### Rear Lobby/Utility: 8' x 5' (2.44m x 1.52m)

Tiled flooring. Plumbing for washing machine. Part glazed stable door to garden. Door to garage. Door to ...

### Cloaks/Shower Room

Shower cubicle with thermostatically controlled shower.

Low-level WC. Wash hand basin in vanity unit with cupboard under. Part tiled walls. Tiled flooring. Double glazed window to the rear elevation.

### FIRST FLOOR:

### Reception Landing

Double glazed window to the rear elevation. Access to insulated roof space.

### Bedroom 1: 11'5 x 10'9 (3.48m x 3.28m)

Double glazed leaded light window to the front elevation. Built in wardrobe cupboard. Inset ceiling lighting.

### Bedroom 2: 10'4 x 9'1 (3.15m x 2.77m)

Size plus full length mirror fronted wardrobe cupboards. Double glazed leaded light window to the front elevation.

### Bedroom 3: 8' x 7'1 (2.44m x 2.16m)

Double glazed window to the rear elevation. Built in high level cupboards.

### Bathroom

Panelled bath with mixer tap and shower. Wash hand basin in vanity unit with cupboards under. Tiled walls. Inset ceiling lighting. Shaver point. Double glazed window to the rear elevation.

### Separate WC

Low-level WC. Half tiled walls. Double glazed window to the rear elevation.

### EXTERNALLY:

A tarmac driveway provides extensive parking and gives access to INTEGRAL GARAGE 14'7 x 9'4 with roll up electric door. Double glazed door to the side entrance.

Power and light. Personal door to house. The front garden is laid to lawn with well stocked flower borders. Mature hydrangeas. The rear garden is absolutely delightful and private extending in depth to about 45'. Immediately behind the house is a raised terrace finished with artificial grass. Steps lead down to an area of lawn with well stocked flower borders. Set within the garden is a useful garden store 13'7 x 8'1 with window to the side elevation. Further garden shed. Cedarwood summerhouse.

### VIEWING

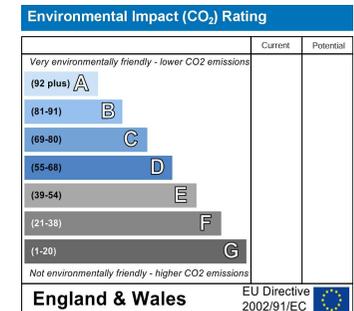
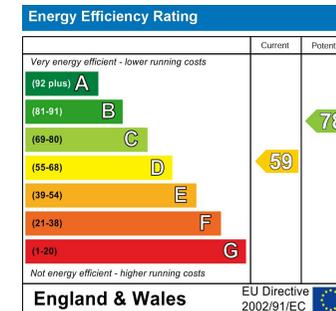
Viewing strictly by arrangements with the Agent's Head Office:

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

Tel. 01622 756703

### DIRECTIONS

Leave Maidstone on the A20 London Road. Proceed for a short distance before turning right into Kingsdown Close.



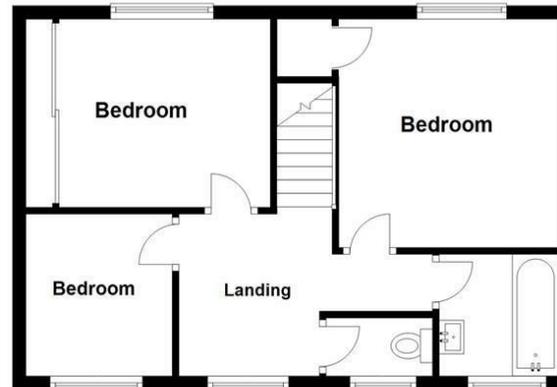
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### Ground Floor



### First Floor



Total area: approx. 1310.4 sq. feet

