



Lacock Gardens, Maidstone, Kent, ME15 6GT

Guide Price £350,000 - £375,000



**\*\* GUIDE PRICE: £350,000 - £375,000 \*\* A TRULY STUNNING THREE BEDROOM TOWN HOUSE SITUATED IN A POPULAR CUL-DE-SAC SETTING WITHIN CLOSE PROXIMITY OF HAYLE PARK NATURE RESERVE AND LOOSE VALLEY \*\***

Page and Wells are delighted to bring to market this significantly improved family home with accommodation appointed over three levels. The ground floor features a beautifully fitted kitchen, cloakroom and a dining room with double doors opening onto the garden. There is a spacious lounge on the first floor, together with a double bedroom, whilst on the top floor will be found two further bedrooms, the principal benefits from an en-suite shower room. In addition, there is a modern family bathroom. The property is offered in excellent decorative order throughout and an internal viewing is highly recommended. Contact PAGE & WELLS King Street Office on 01622 756703. Tenure: Freehold. EPC Rating: C. Council Tax Band: D.



### KEY FEATURES

- Beautifully presented
- En-suite shower room to principal bedroom
- Two reception rooms
- Modern kitchen
- Allocated parking
- Close to Hayle Park Nature Reserve and Loose Valley

### ACCOMMODATION

#### Ground Floor:

#### Entrance Hall

#### Modern Kitchen

#### Cloakroom

#### Dining Room

#### First Floor:

#### Lounge

#### Bedroom Two

#### Second Floor:

#### Principal Bedroom

- En-suite Shower Room

#### Bedroom Three

### Family Bathroom

### EXTERNALLY

There is a pleasant garden to the rear and allocated parking facilities.

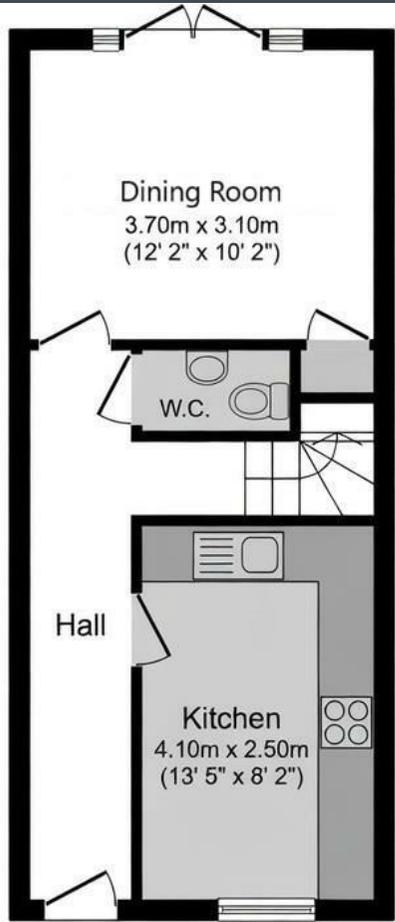
### VIEWING

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

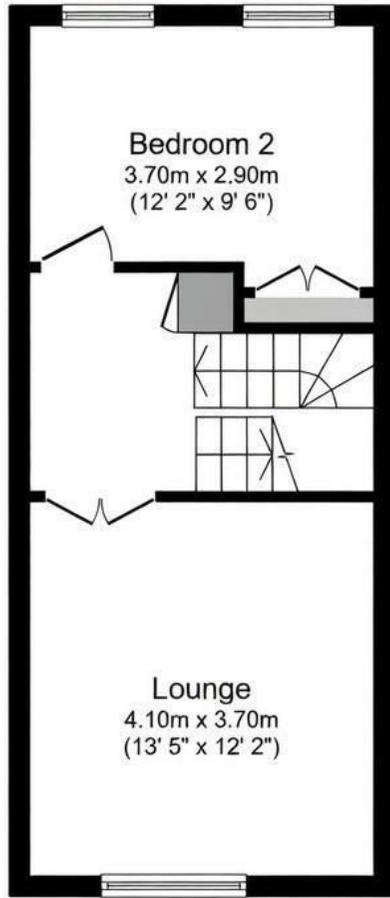
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>77</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	

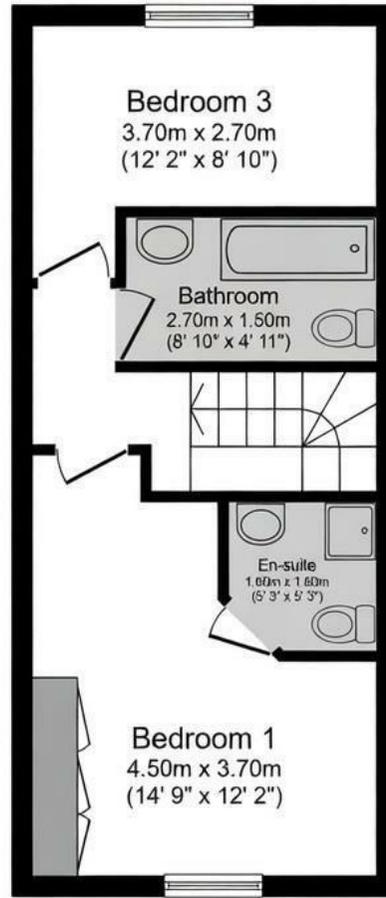
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**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 100.7 sq.m. (1,084 sq.ft.) approx

