



**27 Ashford Road, Maidstone, Kent, ME14 5DP**  
**Price £475,000**

No forward chain. The property is situated close to Maidstone town centre on the Ashford Road. The county town providing a wide range of shopping, educational and social facilities together with two mainline stations.

The property comprises a beautifully spacious attached Grade II listed period house which has been used in recent years as a house of multi occupation and is licensed for up to ten people. The property does now require considerable refurbishment, but offers considerable potential.

The accommodation is arranged on three floors and is at present divided into seven units. There is a communal lounge and kitchen together with excellent cellarage. The property comes with excellent parking and internal inspection is thoroughly recommended by the sole selling agents. Contact; PAGE & WELLS King Street office 01622 756703.

EPC : Exempt

Council tax band: D

Tenure : Freehold



**GROUND FLOOR:**

Part glazed entrance door to ...

**Reception Hall: 15'4 x 5'6 (4.67m x 1.68m)**

Staircase to first floor. Door to cellar.

**Communal Lounge: 14'6 x 14' (4.42m x 4.27m)**

Wide bay window to the front elevation.

**Cloakroom**

Corner wash hand basin. Low-level WC.

**Communal Kitchen: 14'7 x 10'3 (4.45m x 3.12m)**

Range of work surfaces with cupboards and drawers under. Inset single drainer sink unit with further cupboards beneath. Range of wall cupboards. New World gas oven, 4-ring hob. Part tiled walls. Wall mounted newly installed gas fired boiler. Glazed panelled door to ...

**Rear Lobby**

Door to garden.

**Studio 7:**

**Lounge: 14'4 x 9'10 (4.37m x 3.00m)**

Window to the rear elevation. Door to ...

**Lobby**

Part glazed entrance door. Built in cupboard. Door to ...

**Bathroom**

Panelled bath. Wash hand basin. Low-level WC. Window to the rear elevation. Part tiled walls.

**Bedroom: 14'1 x 7'4 (4.29m x 2.24m)**

Window to the side elevation.

**Kitchen: 10'8 x 6'7 (3.25m x 2.01m)**

Double aspect. Work surface with cupboards and drawers under. Wall cupboard. Beko oven, 4-ring hob.

**LOWER GROUND FLOOR:**

A staircase leads from the reception hall to ...

**Cellar:**

**Chamber 1: 14'2 x 10'5 (4.32m x 3.18m)**

Gas and electric meters.

**Chamber 2: 9'4 x 6' (2.84m x 1.83m)**

**FIRST FLOOR:**

**Reception Landing**

Staircase to second floor.

**Studio 4: 13' x 10'2 (3.96m x 3.10m)**

Window to the rear elevation. Built in cupboard.

**Shower Unit**

Thermostatically controlled shower. Extractor fan.

**Separate WC**

WC. Pedestal wash hand basin. Part tiled walls.

**Studio 5: 13' x 10'9 (3.96m x 3.28m)**

Window to the front elevation. Built in cupboard.

**Shower Room**

Shower cubicle with Triton shower. Wash hand basin. Low-level WC.

Light and shaver point. Extractor fan.

**Studio 6: 20' x 15'6 (6.10m x 4.72m)**

Double aspect room. The kitchen area provides a work surface with cupboards, drawers and space under. Wall units. Electric oven with 4-ring hob. Plumbing for washing machine. Part tiled walls. Inset single drainer sink unit with cupboards under.

**Shower Room**

Wash hand basin. Low-level WC. Shower unit with thermostatically controlled shower. Part tiled walls. Wall heater. Light and shaver point.

**SECOND FLOOR:**

**Studio 1: 20' x 16' (6.10m x 4.88m)**

Double aspect room. The kitchen area has an inset single drainer sink unit with cupboards under. Wall units. Electric oven, 4-ring hob. Plumbing for washing machine.

**Lobby**

Plumbing for washing machine.

**Shower Room**

Shower cubicle. Low-level WC. Wash hand basin.

**Studio 2: 13' x 11' (3.96m x 3.35m)**

Window to the front elevation. Built in cupboard.

**Shower Room**

Shower with Triton shower unit. Wash hand basin. Low-level WC. Extractor fan.

**Studio 3: 14'6 x 10'4 (4.42m x 3.15m)**

Built in cupboard. Window to the rear elevation.

**Separate WC**

Low-level WC. Access to ...

**Wet Room**

Shower unit with Triton shower. Corner wash hand basin.

**EXTERNALLY:**

There is a very good sized garden to the front of the property. Immediately behind the house is a paved courtyard. Steps lead up to a very extensive parking area. The overall measurements are approximately 50' x 33'. This area has been laid to tarmac and is approached by double gates. The parking area is surrounded by ragstone walling.

**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 for a short distance before turning left into Huntsmans Lane, after a short distance where the road divides, bear left and access to the property will be found on the left hand side.

