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ESTATE AGENT
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11 Langton Close, Maidstone, Kent. ME14 5PG.

£399,995 Freehold

Property Summary

"I love the feeling of this home. It is so spacious and offers so much parking". - Matthew Gilbert, Branch Manager.

Presenting to the market this incredibly well presented family home located in the incredibly popular residential area of Vinters Park.

The property comprises of a large entrance hall, kitchen/breakfast room and large lounge/diner. To the first floor there are three bedrooms and a family bathroom.

Externally to the front there is a large driveway and hard standing area which could accommodate more vehicles as well as the single garage to one side. To the rear there is a smart enclosed garden with a workshop and potting shed.

Langton Close is situated at the bottom of the popular Vinters Park Residential Development that is within easy walking distance of a primary, secondary and Grammar school, as well as a shopping parade directly around the corner, there is also a local community hall and lots of green spaces to enjoy. Not only is this home within walking distance to the county town of Maidstone but there is also easy access to the M20 found just outside of the development.

An early viewing comes highly recommended to appreciate everything this home has to offer.

Features

- Extended Semi Detached Home
- Cul-De-Sac Position
- Fantastic Presentation Throughout
- Popular Residential Area
- EPC Rating: D
- Three Bedrooms
- Garage & Workshop
- Double Glazed & Gas Central Heating
- Council Tax Band D

Ground Floor

Front Door To

Hall

Double glazed window to front. Radiator. Stairs to first floor. Phone point. Thermostat.

Kitchen

12' 2" x 10' 4" (3.71m x 3.15m) Double glazed window to front. Double glazed door to side access. Cupboard, Modern fitted kitchen with smart range of base and wall units. One and a half bowl sink and drainer. Space for washing machine and gas cooker with extractor over. Breakfast bar area. Localised tiling.

Lounge/Diner

20' 8" x 17' 1" narrowing (6.30m x 5.21m) Double glazed window to rear. Double glazed French doors to rear. Radiator. Electric feature fireplace with surround. Wall lights. TV point.

First Floor

Landing

Double glazed window to side.

Bedroom One

11' 6" x 10' 0" (3.51m x 3.05m) Double glazed window to rear. Radiator. Two sets of built wardrobes and cupboards. Coat hooks.

Bedroom Two

8' 11" x 8' 4" (2.72m x 2.54m) Double glazed window to front. Radiator. Cupboard housing water tank. Separate wardrobe cupboard.

Bedroom Three

8' 3" x 7' 4" (2.51m x 2.24m) Double glazed window to rear. Radiator. Phone point.

Bathroom

Double glazed obscured window to both front and side. Suite comprising low level WC, wash hand basin, bath and corner shower cubicle. Localised tiling.

Exterior

Front Garden

Blocked paved foot path to front door.

Driveway

Block paved driveway for several vehicles.

Rear Garden

Area laid to lawn. Shrubs and plants to side. Shingled area and pathway leading to a potting shed.

Workshop

Window to side. Window to rear. Power and light. Wall and base units.

Garage

Window and pedestrian door to side access. Power and light.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Viewing Strictly By Appointment With

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only, it is not to scale and its accuracy cannot be confirmed.

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