



SHEALS CRESCENT



£315,000 Freehold

THE PROPERTY

Guide Price £315,000 - £325,000

If you are looking for a home you can move straight into then look no further. We would highly recommend you view this stunning property. The current owners have maintained and presented throughout and to a very high standard. Conveniently positioned and within walking distance to Maidstone town centre and access to Maidstone station.

This will make a great family home or first time buyers home, and all of the rooms have comfortable floor space which is set over three floors. The property comprises of entrance hall which leads through to a good size lounge offers contemporary style décor, feature Victorian style fire and surround, bespoke fitted units, the dining area is a lovely space to entertain with family and friends, with Amtico flooring, which flows through to the contemporary style kitchen which offers a range of fitted units, Nero absolute granite worksurfaces and a host of integrated appliances, this to include washing machine, fridge freezer, dishwasher, double oven and hob.

Continuing down to the next level you will be pleasantly surprised. The current owners have set the room up as a cinema room, but it could also be used as an extra bedroom or study and is great additional space. Moving upstairs you are welcomed to the spacious landing, three double bedrooms, the premium with fitted wardrobes. Modern fitted shower room with double shower, WC, and wall mounted basin with double drawers.

Outside the wow factor continues with south facing outstanding landscaped garden. The owners have taken a lot of care into creating a tranquil space to relax and unwind in with large patio area, covered pergola, raised decking area, laid to lawn with shrub border. Gated side access leads to parking to the front.

This is truly a stunning home and an internal viewing is essential to be fully appreciated.



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Lounge

11' 0" x 10' 0" (3.35m x 3.05m)

Dining area

12' 11" x 11' 0" (3.94m x 3.35m)

Kitchen

12' 0" x 8' 11" (3.66m x 2.72m)

Cellar converted into room

10' 10" x 8' 0" (3.30m x 2.44m)

Bedroom 1

11' 11" x 10' 1" (3.63m x 3.07m)

Shower room

Bedroom 2

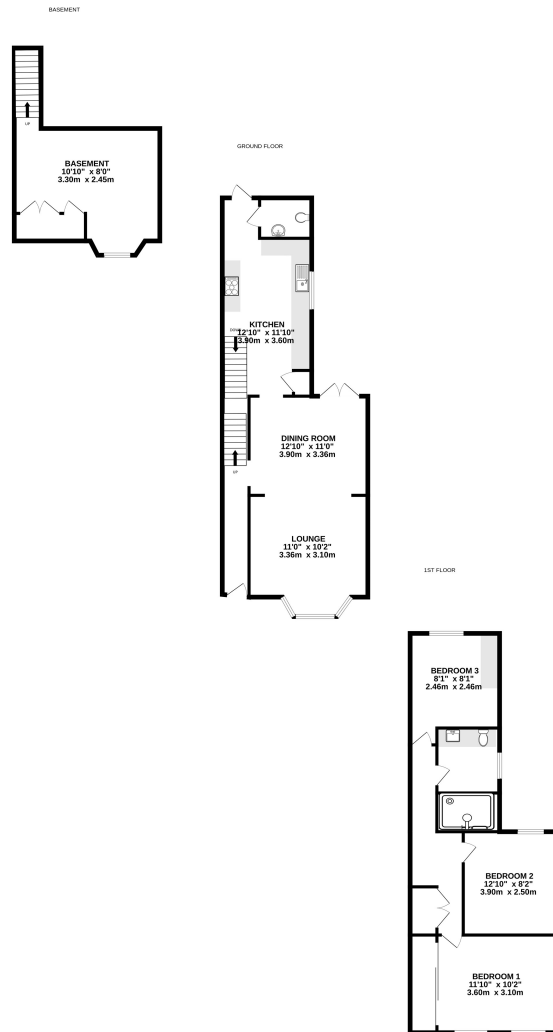
12' 10" x 8' 0" (3.91m x 2.44m)

Bedroom 3

8' 0" x 8' 0" (2.44m x 2.44m)




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EFFICIENCY RATINGS

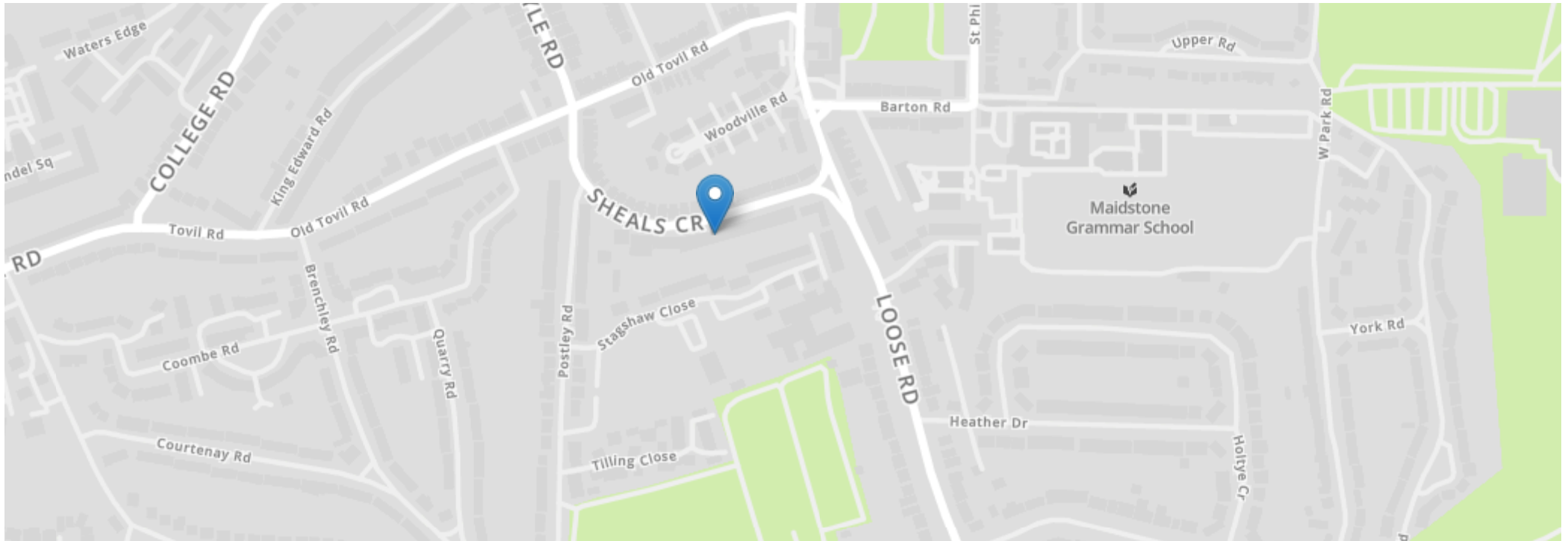
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

AGENT NOTES

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.

Local Authority

Maidstone Borough council
Band B



SITUATION

Based in the county of Kent, south East of England, Maidstone is partitioned by the meandering River Medway. Within the county, it's the economic and agricultural centre. It's also a major English tourist attraction, oozing both historical and contemporary cultures which can be seen reflected in its magnificent architecture and wide array of cultural centres. Transport links are just a stones throw away as Maidstone connects to the A2 / M20 and M2 motorways.

DIRECTIONS

From Boxley Road, turn right onto Lidsing Road. Lidsing Road turns left and becomes Pilgrims Way. Slight right onto The Street and continue onto Boxley Road. At the roundabout, take the 1st exit onto Penenden Heath Rd. At the next roundabout, take the 2nd exit onto Sittingbourne Rd/A249. Use the middle lane to turn slightly right onto Ashford Rd/A249 Slight left onto Wat Tyler Way/A249 Turn left onto Upper Stone St/A229 Turn right onto Sheal's Cres/A229

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