



philip
INDEPENDENT
ESTATE
AGENT
Jarvis



7 West Park Road, Maidstone, Kent. ME15 7AE.

£375,000

Property Summary

"This is such a well proportioned property, I think it will appeal to a broad range of buyers". - Matthew Gilbert, Branch Manager.

Presenting to the market this fantastic three/four bedroom semi detached home located in an enviable position close to Maidstone town centre. This home is within easy reach of a wide range of amenities which include shopping and public services such as schools.

This property comprises of an entrance hall, lounge, dining room, good sized kitchen, fourth bedroom with ensuite shower room and a rear porch.

To the first floor there are two bedrooms, and a shower room whilst to the second floor is another double bedroom.

Externally to the front there is a large driveway for several vehicles. To the rear there is a summerhouse and shed as well as a large patio area.

This home is available with no forward chain and should be viewed as soon as possible to avoid disappointment.

Features

- Four Bedroom Semi Detached Home
- Extended
- Prime Location
- EPC Rating: D
- Two Shower Rooms
- Large Driveway
- No Forward Chain
- Council Tax Band C

Ground Floor

Front Door To

Hall

Double glazed window to side. Radiator. Stairs to first floor. Door to storage room.

Lounge

13' 11" x 12' 11" (4.24m x 3.94m) Double glazed leaded bay window to front. Radiator. Feature fireplace with log burner. BT point. Wall conditioning unit. Alarm panel. Built in cabinets. Wall lights.

Dining Room

15' 11" x 8' 6" (4.85m x 2.59m) Feature brick wall. Exposed beams. Radiator. Serving hatch. Storage cupboard. Wall lights.

Kitchen

12' 11" x 11' 3" (3.94m x 3.43m) Double glazed window to rear. Localised tiling. Range of base and wall units with a lowered worktop area adjusted for wheelchair users. Sink. Gas hob. Electric oven. Space for washing machine and separate tumble dryer and under counter fridge/freezer.

Rear Porch

Double glazed window to side and rear. Door to rear access.

Bedroom Four

20' 9" x 9' 7" (6.32m x 2.92m) Two double glazed sky lights. Radiators. Consumer unit. Wall lights. Door to front storage room. Door to rear lobby with rear garden access.

Shower Room

Double glazed obscured window to rear. Suite comprising of low level WC, wash hand basin and shower area with curtain. Dimplex wall heater. Radiator. Extractor. Localised tiling. Chrome heated towel rail.

First Floor

Landing

Double glazed window to side. Door to second floor.

Bedroom One

11' 6" x 8' 4" (3.51m x 2.54m) Double glazed window to front. Radiator. Three sets of built in wardrobes.

Bedroom Two

11' 8" x 8' 6" (3.56m x 2.59m) Double glazed window to rear. Radiator. Built in wardrobe units. Cupboard housing Ideal boiler.

Shower Room

Double glazed obscured window to rear. Suite comprising of low level WC, wash hand basin and separate shower cubicle. Mirrored cabinet. Fully tiled walls. Chrome heated towel rail.

Second Floor

Bedroom Three

16' 4" x 12' 11" (4.98m x 3.94m) Double glazed window to rear. Radiator. Built in cabinets and wardrobes. Dressing table. Access to eaves storage.

Exterior

Front

Orion gated entrance to large driveway for several vehicles. Raised brick border to one side. Shrubs and trees. Solar panels to roof. Outside light. Electric door to wall. Storage area.

Rear Garden

Two paved areas. Brick block pathway leading to shed. Pond. Shrubs and bushes to borders. Small shed and summerhouse to remain. Outside tap.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	
(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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