







# 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
  Two Shower Rooms
- Extended
- Prime Location
- EPC Rating: D

- 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**

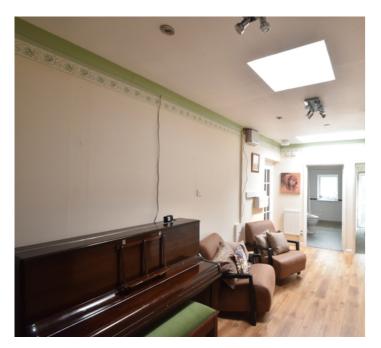
Orion gated entrance to large driveway for several vehicles. Raised brick border to one side. Shrubs and trees. Solar panels to roof. Outside light. Electric door to wall. Storage area.

#### 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.



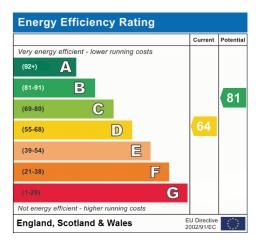












## **Viewing Strictly By Appointment With**



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 guidence only it is not the included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.



arla