



philip INDEPENDENT
ESTATE AGENT
Jarvis



28 St Lukes Avenue, Maidstone, Kent. ME14 5AL.

£450,000 Freehold

Property Summary

"The location of this family home is outstanding to take advantage of everything Maidstone town centre has to offer".- Matthew Gilbert, Branch Manager.

Proudly presenting to the market this incredibly well presented family home situated on St Lukes Avenue within Maidstone town centre. The property consists of an entrance hall, lounge/diner, conservatory, kitchen, WC and lean to area.

To the first floor there are three bedrooms and a family bathroom.

Externally there is a useful driveway and single garage whilst to the rear there is a large garden and a raised decked area for entertaining.

The location of this home is fantastic as it is within walking distance to Maidstone, the county town of Kent. Maidstone has an incredibly wide range of amenities to include shops, cinema, theatre and many restaurant's. There are also great commuter links with immediate access to the M20 as well as a mainline railway to London Victoria.

This home is presented to the highest of standards and really needs to be seen to avoid disappointment.

Features

- Three Bedroom Semi Detached Home
- Conservatory
- Sought After Location
- Large Rear Garden
- Council Tax Band D
- Driveway & Garage
- Extremely Well Presented
- Downstairs Cloakroom
- EPC Rating: F

Ground Floor

Front Door To

Hall

Stairs to first floor landing with cupboard underneath. Radiator. Coat hooks. Thermostat.

Kitchen

10' 5" x 10' 4" (3.17m x 3.15m) Double glazed window to rear. Double glazed door to side access. Radiator. Range of base and wall units. Quartz worktop with sink and drainer. Integrated fridge/freezer. Neff oven. Neff gas hob with extractor over. Neff dishwasher and space for washing machine.

Lounge/Diner

17' 11" x 15' 1" (5.46m x 4.60m) Double glazed window to front. Double glazed sliding doors to rear. Two radiators. Feature fireplace. BT & TV point.

Conservatory

14' 2" x 8' 8" (4.32m x 2.64m) Double glazed window to both sides and rear. Double glazed French doors to rear. Ceiling light.

Cloakroom

Double glazed obscured window to front Half tiled walls. Low level WC and wash hand basin with cupboard underneath.

First Floor

Landing

Double glazed window to side. Double glazed window to front. Cupboard. Hatch to loft access and combination boiler.

Bedroom One

12' 0" x 9' 8" (3.66m x 2.95m) Double glazed window to rear. Radiator. Tv point.

Bedroom Two

13' 11" x 7' 10" (4.24m x 2.39m) Double glazed window to front. Radiator.

Bedroom Three

10' 6" x 6' 11" (3.20m x 2.11m) Double glazed window to side. Radiator.

Bathroom

Double glazed obscured window to rear. Fully tiled walls. Extractor. Heated towel rail. Suite comprising of low level WC, wash hand basin with cupboard and panelled bath with mirrored glass screen and double heated shower attachment.

Exterior

Front Garden

Parked pathway to front door. Two lawned area. Side access.

Driveway

Large driveway to one side.

Rear Garden

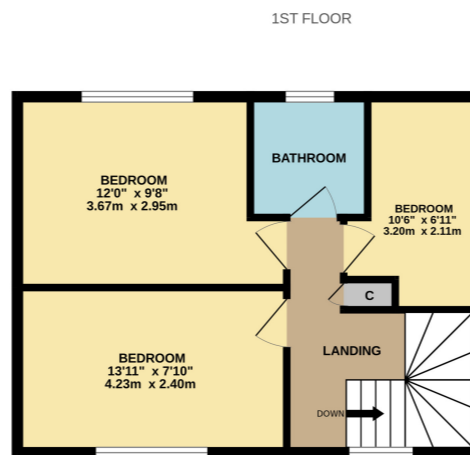
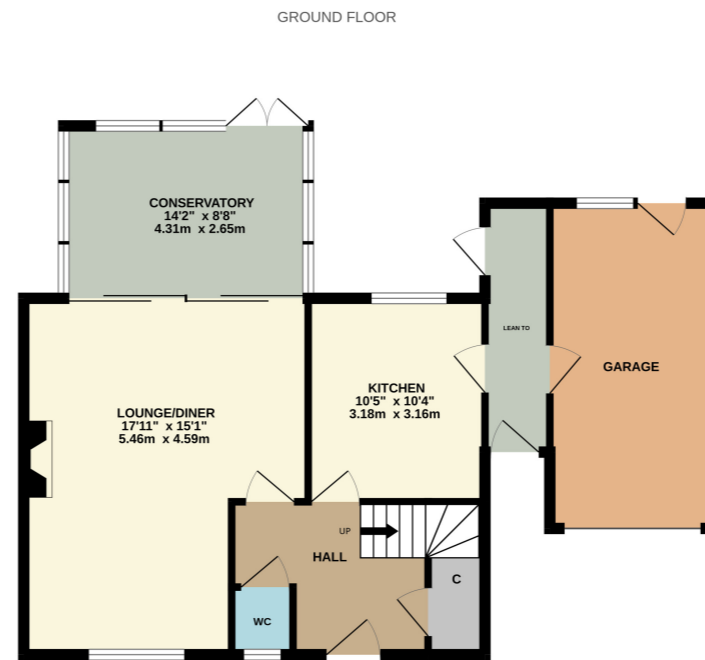
Extensive garden. Mainly laid to lawn. Paved pathway. Leading to raised decking area. External wall lights.

Lean to

Providing access into the garage, kitchen and rear garden access .

Garage

Up and over door. Power and light. Door to rear access.



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	
(81-91)	B	
(69-80)	C	79
(55-68)	D	
(39-54)	E	
(21-38)	F	37
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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