



59 Park Avenue, Foley Park, Maidstone, ME14 5HL
£370,000

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**59
Park Avenue
Foley Park
Maidstone
ME14 5HL**

Wonderful opportunity to purchase this forever home.



Description

Wonderful opportunity to purchase this forever home, located in one of the most sought after roads in the area, with great potential for extension as you will notice, many of the neighbours have done.

Set amidst a large plot enjoying an east/west aspect with a 66ft wide road frontage and 100 foot rear garden. Semi-detached built in the 1950's by Harry Smith, local builder in the highly regarded Foley Park area of Maidstone, so named after the former Victorian Mansion house in the grounds of which the property resides.

The well proportioned accommodation is arranged on two floors and extends in all to in excess of 1500 square feet. There is huge potential and scope to greatly increase the accommodation without impinging upon the generous plot and we have no hesitation in urging an early viewing.

The property is double glazed throughout with cavity wall insulation and is offered with partial central heating.

Location

Foley Park is located on the northern outskirts of the town, conveniently placed within 1/2 mile of the centre with it's excellent selection of amenities including two museums, theatre, County library, multi-screen cinema and two railway stations connected to London.

Educationally the area is well served with a selection of infant and junior schools available locally and a wider range of schools and colleges for older children, in and around the town centre.

The property is situated in an area which enjoys high speed fibre optic broadband.

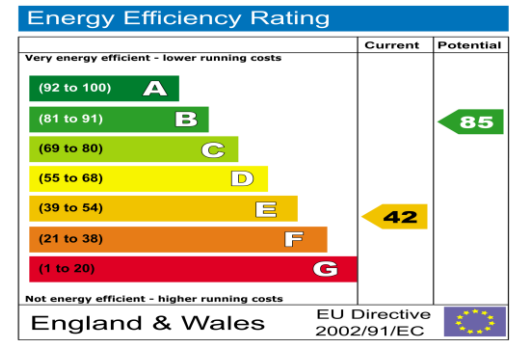
The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

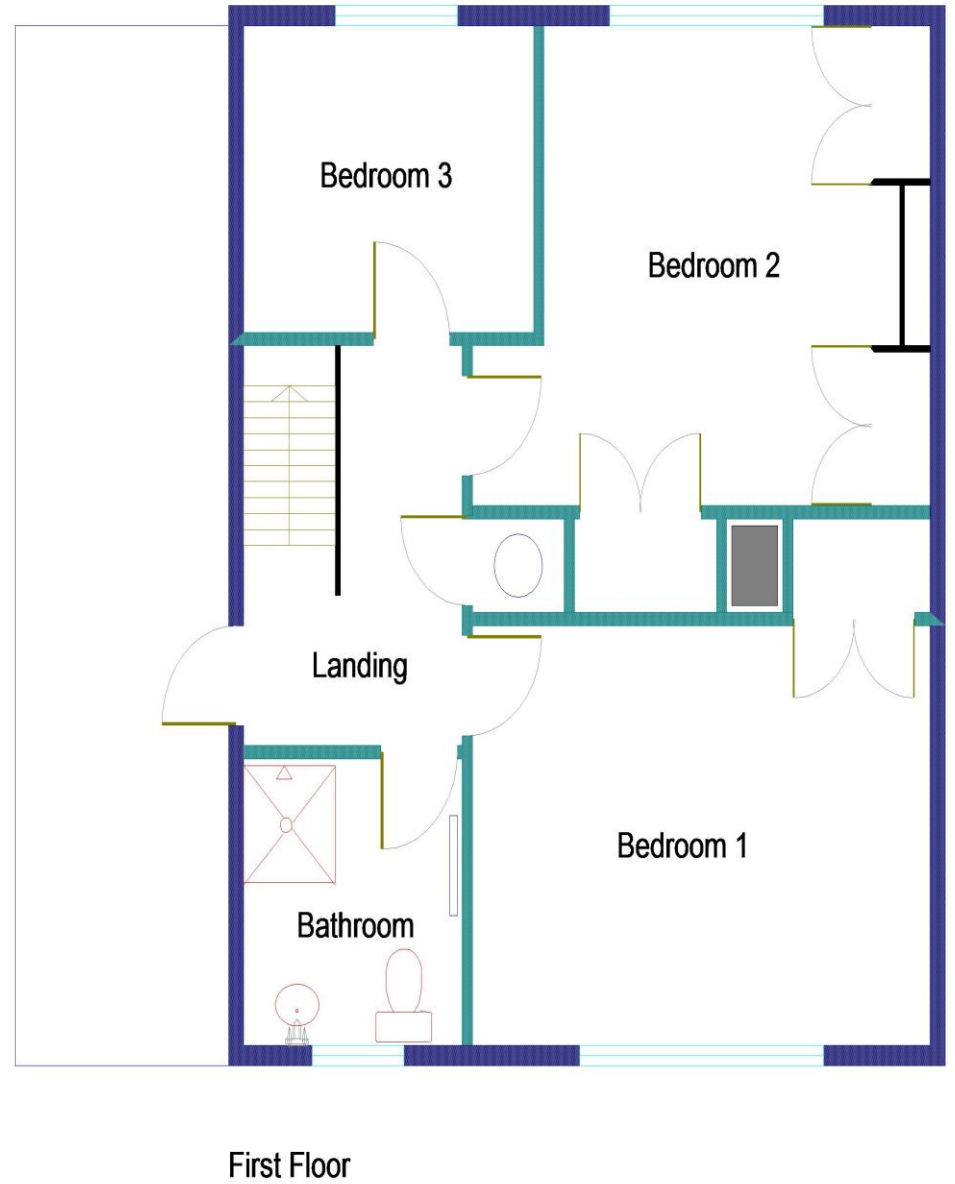
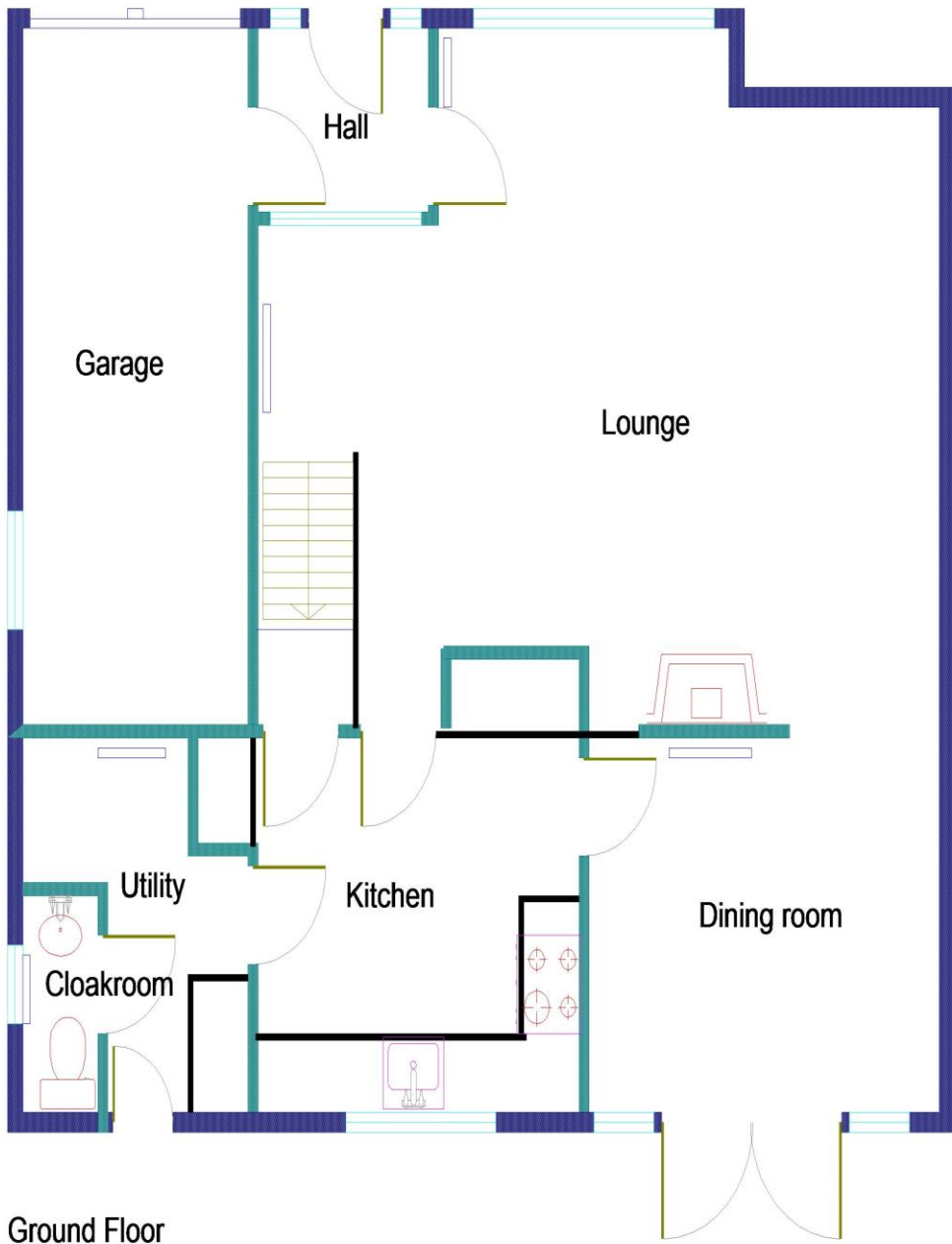
Mote Park is also within 1/2 mile, the jewel in the County town's crown with 450 acres, boating lake, leisure centre and municipal swimming pool.

Council Tax Band

E

VIEWINGS STRICTLY BY APPOINTMENT





Floor area 1505 sq' approximately.

N.B:Not to scale, for guidance only.

ON THE GROUND FLOOR

ENTRANCE HALL

UPVC Georgian style entrance door. Glazed side panels. Return door to GARAGE. Glass block panel.

LOUNGE 23' 2"max x 16' 9" (7.06m x 5.10m)

Picture window to front affording an eastern aspect with fitted blinds. Radiator. Two wall light points. Feature stone fireplace with fitted mahogany shelving and display tops. Gas fire with back boiler supplying part central heating and hot water. Staircase to first floor. Radiator.

DINING ROOM 11' 10" x 11' 0" (3.60m x 3.35m)

Double casement doors and windows overlooking rear garden, western aspect. Radiator. Wall light point.

KITCHEN 10' 8" x 8' 6" (3.25m x 2.59m)

Fitted with units having oak faced door and drawer fronts with antique style fittings and complementing working surfaces comprising :- Two and half bowl acrylic sink with mixer tap and waste disposal unit, cupboards under. Range of high and low level cupboards with working surfaces incorporating four burner gas hob with concealed extractor hood above. Stoves oven beneath. Plumbing for automatic dishwasher. Space for freezer. Understairs storage cupboard. Display shelving. Glazed cabinets. Tiled splashbacks. Picture window overlooking rear garden, western aspect, fitted blinds.

UTILITY ROOM 10' 0" x 5' 0" max (3.05m x 1.52m)

Plumbing for automatic washing machine. Radiator. Space for freezer. Half-glazed UPVC door to garden.

CLOAKROOM

White suite:- Hand basin. Low level W.C. Radiator. Window to side.

ON THE FIRST FLOOR

LANDING

Built-in linen cupboard with lagged copper cylinder. Control panel for heating. Access to roof space which is of generous size and height and is fully boarded, with folding loft ladder. Timber balustrade. Glazed door to side.

BEDROOM 1 15' 1" x 10' 0" (4.59m x 3.05m)

Double wardrobe cupboard. Picture window overlooking rear garden, western aspect. Delightful outlook. Fitted blinds.

BEDROOM 2 12' 6" x 11' 6" (3.81m x 3.50m)

Double built-in wardrobe cupboard. Range of built-in bedroom furniture comprising :- Two doubles with central dresser unit, cupboards and drawers. Picture window to front, eastern aspect. Fitted blinds.

BEDROOM 3 10' 5" x 7' 7" (3.17m x 2.31m)

Picture window to front, fitted blinds.

BATHROOM

Twin shower cubicle, curtain and rail. Wash hand basin. Low level W.C. Fully tiled walls. Radiator. Window to rear, western aspect. Extractor fan.

OUTSIDE

TO THE FRONT of the property there is a 66ft road frontage with dwarf boundary wall, extensive crazy paved driveway and parking area with space for three vehicles leading to ATTACHED GARAGE 17'9" x 8' with electric light and power. Window to side, up and over entry door, inspection pit. The gardens to the front are neatly laid to lawn and well stocked and with neatly trimmed shrubs providing all year round colour. THE REAR GARDEN is particular feature of the property and extends 100ft enjoying a western aspect with paved patio area adjacent to house with ornamental fish pond and rockery with barbecue. Fenced boundary (northern fence is owned by this property). Laid to lawn, well stocked and trimmed planting including feature Magnolia and Palm tree, further paved area to the rear of the property with garden shed.

Directions

From our Penenden Heath Office proceed in an easterly direction into Penenden Heath Road, at the Chiltern Hundreds roundabout take the third exit into Sittingbourne Road, turning second right into Tudor Avenue. Park Avenue will be found first turning on the left after a short distance, the property being on the left hand side of the road, as indicated by our sign board.

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