



41 Bargrove Road
Maidstone
ME14 5RT

Guide Price £375,000 - £395,000

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Description

Exceptional semi-detached house, quiet location adjacent to the Vinters Valley Nature Reserve. Substantially extended and well decorated in a contemporary manner, with continuous laminate flooring to the ground floor creating a spacious living area. Landscaped gardens, off road parking and garage, the property is arranged on 2 floors and extends to approximately 1000 square feet with hallway, lounge/dining room, playroom, kitchen, separate utility, cloakroom, 3 bedrooms and a luxuriously appointed bathroom. Agents Note: The property would achieve a rental income of approximately £1400 per calender month.

Location

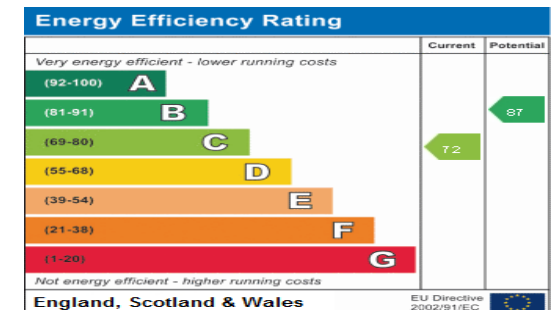
Situated on the fringe of this sought after residential development with it's own excellent selection of amenities including community centre, shops providing for everyday needs and the adjacent Vinters Valley Nature Reserve with it's nineteen acres planted by Sir Humphrey Rempton. Educationally the area is well served with the local Eastborough, Valley Park and Invicta schools catering for infants, juniors and seniors. Maidstone town centre is some one and a quarter miles distant and offers a more comprehensive selection of amenities and a wider range of schools for older children. The County town has two museums, theatre, county library and Fremlin Walk shopping area, there are two railway stations connected to London. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

Council Tax Band

D

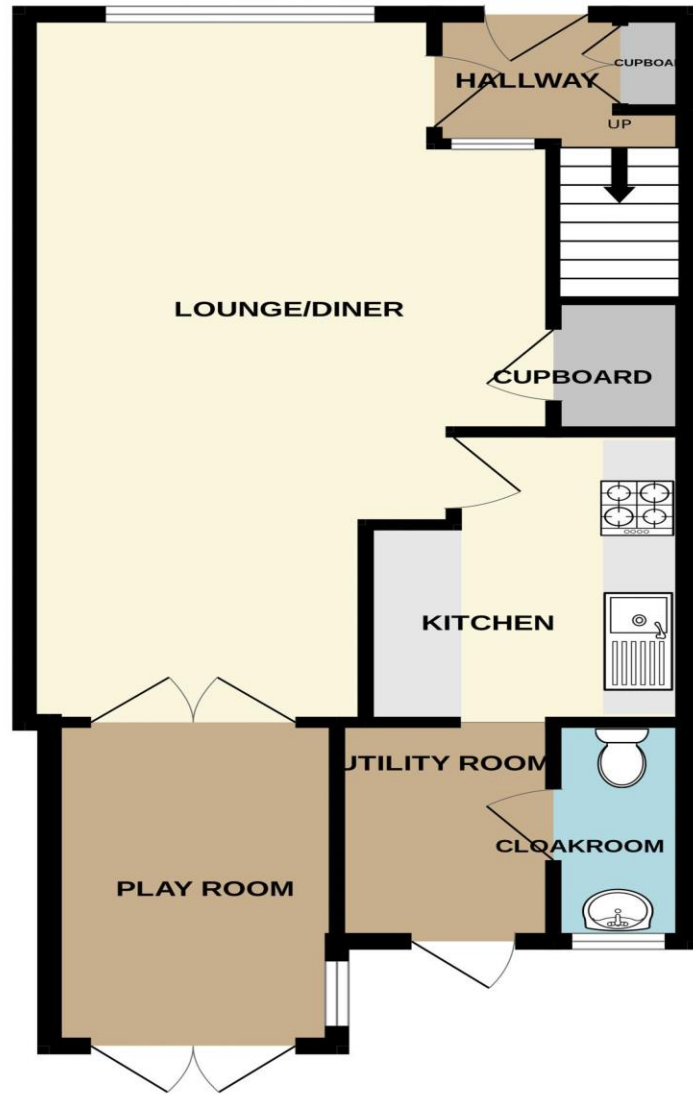
VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



Reference: 41 Bergrove Street, Maidstone, Kent, ME14 5RT

GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 sq.m.) approx.

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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ENTRANCE CANOPY

Half glazed entrance door and side panel.

ENTRANCE HALL

Wood laminate flooring, low level pine metre cupboard, modern consumer unit, double radiator, staircase to first floor.

THROUGH LOUNGE/DINING ROOM 25' 0" x 12' 9" *NARROWING TO 8' IN DINING AREA (7.61m x 3.88m)*

Continuous laminate flooring, understairs storage cupboard, picture window to front, 2 double radiators, double casement doors to playroom continuous flooring, double radiator, window to side, double casement doors to garden and patio.

PLAYROOM 11' 4" x 6' 6" (3.45m x 1.98m)

Playroom continuous flooring, double radiator, window to side, double casement doors to garden and patio.

KITCHEN 10' 3" x 7' 9" (3.12m x 2.36m)

White door and drawer fronts with black furniture, stainless steel mixer tap, 4 burner gas hob, oven beneath, plumbing for washing machine, laminate flooring, tile splashbacks, access to:

UTILITY ROOM 5' 9" x 5' 3" (1.75m x 1.60m)

Glazed door to garden, laminate flooring.

CLOAKROOM

White suite, pedestal hand basin, mixer tap, low level wc, radiator, window to rear, laminate flooring.

ON THE FIRST FLOOR

BEDROOM 1 13' 1" x 9' 7" (3.98m x 2.92m)

Picture window to front, pleasant open outlook, southern aspect, radiator.

BEDROOM 2 11' 6" x 9' 5" (3.50m x 2.87m)

Built in storage cupboard, window to rear, views to Nature reserve, radiator.

BEDROOM 3 10' 2" MAX x 6' 4" (3.10m x 1.93m)

Window to front, pleasant outlook, radiator. Built in storage cupboard.

BATHROOM

White contemporary suite, chrome plated fittings, integrated storage cabinets, panelled bath, separate shower over, glass shower screen, hand basin, toilet, chrome plated heated towel rail, fully tiled walls with mosaic relief, vinyl flooring. window with blind.

OUTSIDE

To the front of the property is a good sized garden, lawn, concrete hard standing with parking, side access to rear. To the rear, 45' rear garden laid to lawn, attractively landscaped with decked sun terrace, timber garden shed, garage in block closeby.

Directions

From our Penenden Heath office proceed in an easterly direction into Penenden Heath Road, at the Chiltern Hundreds roundabout take the second exit into Sittingbourne Road, turning first left into Hampton Road. Bargrove Road will be found fifth turning on the right hand side, the property being some distance along on the left hand side with the for sale board displayed.



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