



355 Tonbridge Road  
Maidstone  
ME16 8NH

Guide Price £250,000 - £275,000

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## Description

Exceptionally spacious mid terrace where an internal viewing is essential with over 700 sq foot of living space, with gas heating and double glazing. There is a fitted kitchen with appliances, ground floor bathroom, a big through lounge/dining room and 3 first floor bedrooms all with access from the landing. 50 ft rear garden. located in a most convenient and well established residential position on the the Tonbridge Road, A26. Agents note it is considered that the property would be an excellent residential investment to add to an existing portfolio with an expected rental income of £1400 pcm.

## Location

Situated on the western outskirts of the town in the favoured Barming area. Barming has a selection of shops on the Tonbridge Road which provide for everyday needs with chemist, doctors surgery, local family pubs and a selection of local infant and junior school with a wider selection of schools for older children in and around the town centre, which is approximately 1 1/4 miles distant. The recently opened Fremlins walk shopping area provides a more comprehensive selection of shops with two railway stations in the town and further railway station in Barming all connected to London on the Victoria line. There are two museums, theatre, county library and multi screen cinema. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the channel ports. The property is within a 1/4 of a mile of the river and there are many attractive walks along the tow path.

## Council Tax Band

## VIEWINGS STRICTLY BY APPOINTMENT

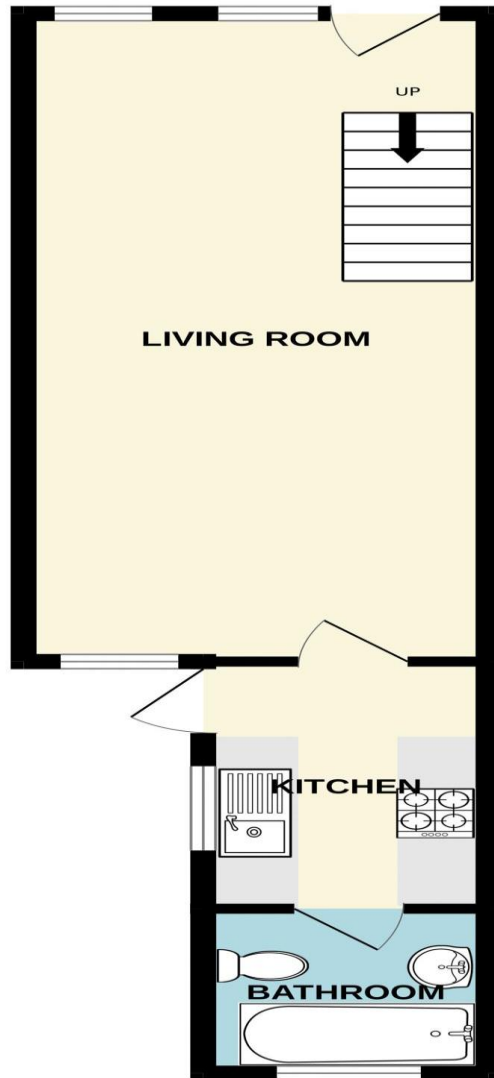
**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

Reference:  
355 'v.v.K-H&K' & v&K

GROUND FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR  
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 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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**LOUNGE/DINING ROOM** 25' 3" x 10' 7 MAX"  
(7.69m x 3.22m)

Half glazed entrance door, 2 windows to front. 2 double radiators, Low level metre cupboard, understairs storage recess with modern consumer unit. further window overlooking rear garden, door to:

**KITCHEN** 9' 8" x 6' 6" (2.94m x 1.98m)

Fitted with units having wood grain finish, bevelled edge door and draw cupboards with complementing granite effect work surfaces, stainless steel sink, mixer tap, 4 burner gas hob, oven beneath, extractor hood above. wall mounted gas fired boiler for hot water and central heating, vinyl flooring, mosaic tiled splash back, window to side, half glazed door to rear. door to:

**BATHROOM**

White suite, mixer tap and shower head, hand basin, low level wc, fully tiled walls, radiator, extractor fan, window to rear.

**ON THE FIRST FLOOR**

**SPACIOUS L SHAPED LANDING**

Access to roof space, double radiator

**BEDROOM 1** 11' 9" x 7' 8" (3.58m x 2.34m)

Window to front, double radiator.

**BEDROOM 2** 10' 0" x 7' 7" (3.05m x 2.31m)

Window to rear, radiator.

**BEDROOM 3** 9' 9" x 6' 6" (2.97m x 1.98m)

Window to rear, radiator.

**OUTSIDE**

Concrete patio area adjacent to house with covered area. 50 foot rear garden, fully fenced.

**Directions**

From Maidstone leave on the Tonbridge Road, A26, continue for approximately a mile and the property will be found on the left hand side as indicated by our signboard.



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