



6 Roman Heights  
Maidstone  
ME14 5JA

Guide Price £525,000 to £550,000



**6**  
**Roman Heights**  
**Maidstone**  
**ME14 5JA**

**Contemporary family home, large plot, stunning views, open plan living and chain free.**



## Description

Stunning detached contemporary family home offering open plan living with far reaching views, large picture windows create light and airy spaces allowing versatility with colour palette. The substantial accommodation extends to 1563 square feet and is well presented and decorated with some unusual architectural features including mezzanine landings, plate glass balcony, open plan kitchen/dining room with island unit, ample parking and a double garage, beautiful landscaped gardens with extensive patios and secluded alfresco dining areas. In practical terms the property has gas central heating and Upvc double glazed windows. Agents Note: It is considered that this property would achieve £1850 as a monthly rental on an assured short hold tenancy.

## Location

Located in this sought after non-estate cul-de-sac in the favoured northern outskirts of the town, originally built in the grounds of Foley House, with far reaching views to the south over the town. Conveniently placed within one mile of the town centre, which offers an excellent selection of amenities including two museums, theatre, County library, multi-screen cinema, two railway stations connected to London, excellent shopping facilities at The Mall and Fremlins Walk. Educationally the area is well served with the local Northborough and St Paul's Schools catering for infants and juniors with a wider selection of schools and colleges for older children, in and around the town centre. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Port.

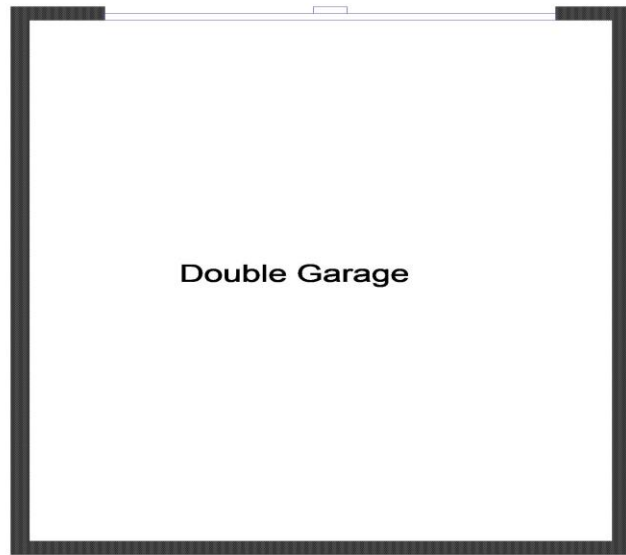
## Council Tax Band

## VIEWINGS STRICTLY BY APPOINTMENT

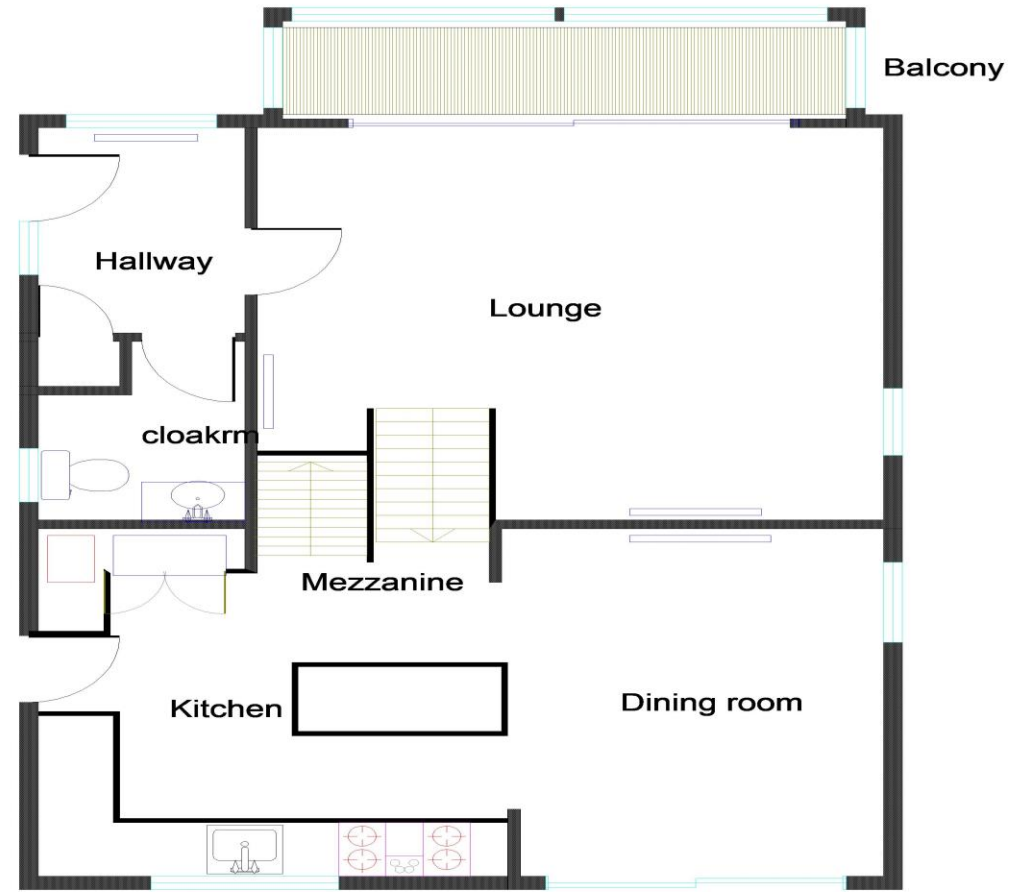
**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



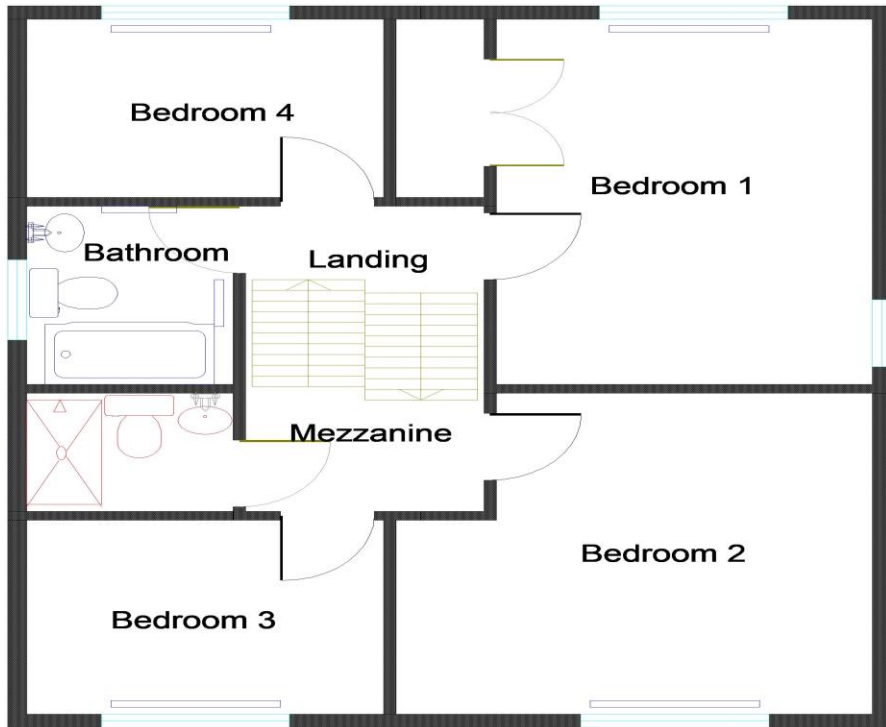




Ground Floor



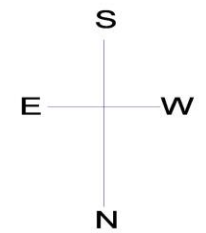
First Floor



Second Floor

Floor area 1563 sq' approximately.

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





## GROUND FLOOR

### **ENTRANCE HALL** 8' 6" x 6' 0" (2.59m x 1.83m)

radiator, built in storage cupboard, entrance door with glazed side panel, window to front, continuous laminate flooring

### **CLOAKROOM**

Feature wash hand basin, chrome mixer, cupboard under, tiled splashback, continuous flooring

### **LOUNGE** 17' 1" x 13' 10" (5.20m x 4.21m)

Staircase to mezzanine landing, double radiator, recess low voltage lighting, window to side, double glazed patio doors enjoying southern aspect to balcony with plate glass and stainless steel balustrade, LED lighting, power point, decked flooring, stunning views.

### **OPEN PLAN KITCHEN/DINING FAMILY ROOM** 23' 6" x 12' 1" (7.16m x 3.68m)

A beautiful room with grey door and drawer cabinets, escutcheon fittings and walnut work surfaces, metro style ceramic tiling, cooker recess with Belling 7 burner range cooker, twin oven, grill and warming oven, extractor hood above, acrylic sink with chrome mixer tap, integrated microwave, washing machine, Kenwood American fridge/freezer with drinks and ice dispenser, cupboard concealing Ideal Gas boiler for central heating, extending spice racks, island breakfast bar with deep pan drawers, side door to rear, door to garden. Dining area, continuous porcelain flooring, double glazed patio doors to garden, recessed low voltage lighting.

## FIRST FLOOR WITH MEZANINE LANDING

### **BEDROOM 1** 14' 0" x 10' 3" (4.26m x 3.12m)

Pine flooring, dado rail, panelled walls, double radiator, double wardrobe cupboard, double aspect windows feature picture window to front with views.

### **BEDROOM 2** 12' 7" x 12' 0" (3.83m x 3.65m)

Window overlooking rear garden, radiator

### **BEDROOM 3** 11' 0" x 8' 0" (3.35m x 2.44m)

Paneling to dado height, pine flooring, radiator, window overlooking rear garden.

### **BEDROOM 4** 11' 0" x 7' 0" (3.35m x 2.13m)

pine flooring, double radiator, window to front, southern aspect views.

### **BATHROOM**

White contemporary white suite with chrome fittings, p shaped bath with curved shower screen and shower over, wash hand basin with cupboard under, low level WC, fully tiled walls and ceiling, display niche, radiator

### **SHOWER ROOM**

Shower room with contemporary suite, chrome fittings, twin shower cubicle, with sliding door, metro tiling, wash hand basin, low level WC and towel rail

## OUTSIDE

Front garden, extensive brick paving with parking for several cars leading to double garage with up and over door, electric light and power, brick retaining walls with decorative coping, riven patio, steps leading to front door, rockery bed, granite pebble relief. Rear garden, extends to 65 foot, being delightfully landscaped with riven paving adjacent to house, shallow steps and brick retaining walls, leading to lawned area. Plum slate relief raised bed for veg, secluded al fresco dining area being fully fenced, steel shed, side pedestrian access.

### **Directions**

From our Penenden Heath Office, proceed in an easterly direction into Penenden Heath Road, passing the Heath on the left hand side, as you reach Chiltern Hundreds roundabout take the third exit into Sittingbourne Road, turning second right into Tudor Avenue, first right into Norman Close and Roman Heights will be found second turning on the left. The property will be found towards the end of the road, as indicated by our sign board.



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