



**18 Moncktons Avenue
Maidstone
ME14 2PZ
Guide Price £375,000 – £395,000**

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Moncktons Avenue

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Description

Highly sought after 1930s semi detached family house half a mile from the Town Centre. Cleverly extended creating a highly desirable kitchen family room extension with the former kitchen used as a utility room. Cosy lounge with bay window to front and a downstairs cloakroom. On the first floor there are 3 good sized bedrooms and a well appointed bathroom with aqua boarding. 100 foot rear garden enjoying an Eastern aspect, front garden arranged as a parking area with generous space for two vehicles. Popular and sought after location on the northern outskirts of the town with easy access on to the tow path into the Town Centre and out to Allington Castle.

Location

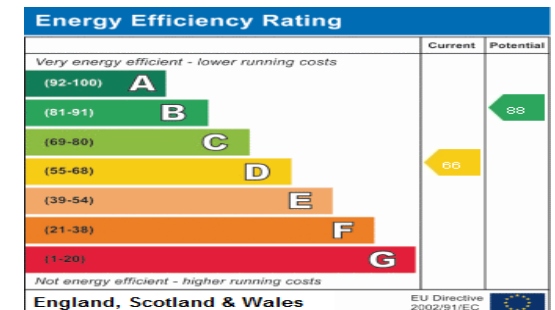
The county town offers an excellent selection of amenities including two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. There is easy access from Moncktons Lane to the 8 acre Millenium Park and to the tow path along the River Medway. Mote Park can be found to the east of the town approximately 3/4 of a mile distant with its 450 acres, boating lake, leisure centre municipal swimming pool. Educationally the local infant and junior schools at St Pauls and Northborough are within 1/2 a mile and there is a wider selection of schools and colleges for older children in and around the town centre.

Council Tax Band

D

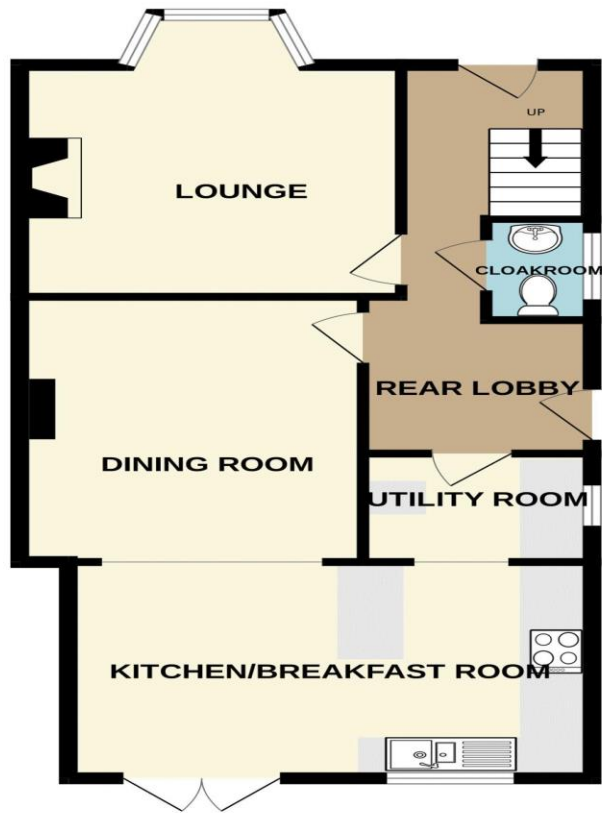
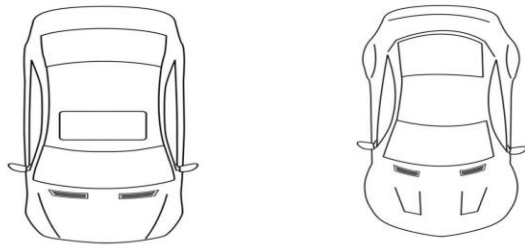
VIEWINGS STRICTLY BY APPOINTMENT

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

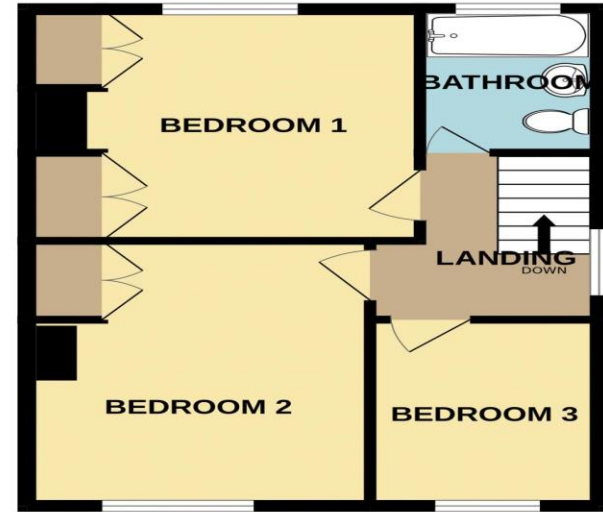


Reference:
18 The Mill Lane Avenue

GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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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ON THE GROUND FLOOR

ENTRANCE HALL 19' 4" x 6' 0" (widening to 7' 3")
(5.89m x 1.83m)

Half glazed composite entrance door, glazed side panels, wood laminate flooring, staircase to first floor with timber balustrade, two radiators, picture rail and side door to garden.

CLOAKROOM

White suite, corner hand basin, low level WC, window to side, mosaic tiled splashbacks.

LOUNGE 13' 5" (into bay) x 12' 0" (4.09m x 3.65m)

Picture rail, contemporary fire surround, radiator, bay window to front.

DINING ROOM 13' 2" x 10' 10" (4.01m x 3.30m)

Picture rail, radiator, wide access to

KITCHEN / FAMILY ROOM 16' 6" x 10' 9" (5.03m x 3.27m)

Kitchen Comprehensively fitted with walnut effect door and drawer fronts with marble effect working surfaces and upstand. Stainless steel sink, mixer tap, four burner gas hob, extractor above, oven beneath, porcelain tiled floor. Peninsular breakfast bar, floating shelves, window overlooking rear garden, wide access to Family Room Porcelain tiled floor, recess low voltage lighting, double casement doors overlooking rear garden.

UTILITY ROOM 7' 0" x 5' 6" (2.13m x 1.68m)

Matching range of units and working surfaces, plumbing for washing machine, space for fridge freezer, window to side.

ON THE FIRST FLOOR

BEDROOM 1 13' 4" x 11' 0" (4.06m x 3.35m)

Window overlooking rear garden, radiator, double built-in wardrobe cupboard.

BEDROOM 2 11' 8" x 10' 10" (plus wardrobes)
(3.55m x 3.30m)

Two double built-in wardrobe cupboards, radiator, window to front.

BEDROOM 3 10' 4" x 7' 0" (3.15m x 2.13m)

Window overlooking rear garden, radiator.

BATHROOM

P-shaped bath with separate electric shower over, glass shower screen, wash hand basin, low level WC, heated towel rail, aqua boarded walls, vinyl flooring, window to front.

OUTSIDE

To the front of the property is a double width concrete parking area, side pedestrian access. The rear garden extends to 100 ft enjoying an Eastern aspect, shingle and paved patio area, lawn, 3 year old timber garden shed measuring 10 ft by 10 ft.

Directions

From our Penenden Heath Office proceed in a southerly direction into Boxley Road. At the junction with the Prison wall turn right following the Prison wall. At the roundabout take the second exit at the next roundabout take the third exit, adjacent to the County Library onto Royal Engineers Road. At the next roundabout take the third exit into Chatham Road, turning first left into Moncktons Lane. Take the first right into Moncktons Avenue and the property will be found on the right at as indicated by our sign board.



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