



149 South Park Road  
Maidstone  
ME15 7AN  
OIEO £295,000

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## Description

Delightfully decorated and presented semi-detached house, built in the 1940s backing on to Mote park. Off road parking on the front and 108 foot rear garden. The accommodate extends over 2 floors to approximately 800 square feet with a new kitchen, bathroom and carpets. There is gas central heating and double glazing, well established position. A viewing is essential. With distant views into Mote Park from the rear.

## Location

Located on the fringe of the Shepway development within a 1/4 of a mile of the shopping parade at Northumberland Road, which caters for everyday needs, regular bus services from The Wheatsheaf on the Loose Road also within a 1/4 of a mile providing access into the town centre. Mote Park is nearby and has 450 acres, a boating lake, leisure centre and municipal swimming pool. Educationally the area is well served with the local Mole Hill Cope and Park Way schools catering for infants and juniors with a wider selection of schools for older children in and around the town centre. Maidstone has excellent shopping facilities at The Mall and Fremlins walk, two museums, a theatre, the county library and multi screen cinema, together with two railway stations connected to London. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the channel ports.

## Council Tax Band

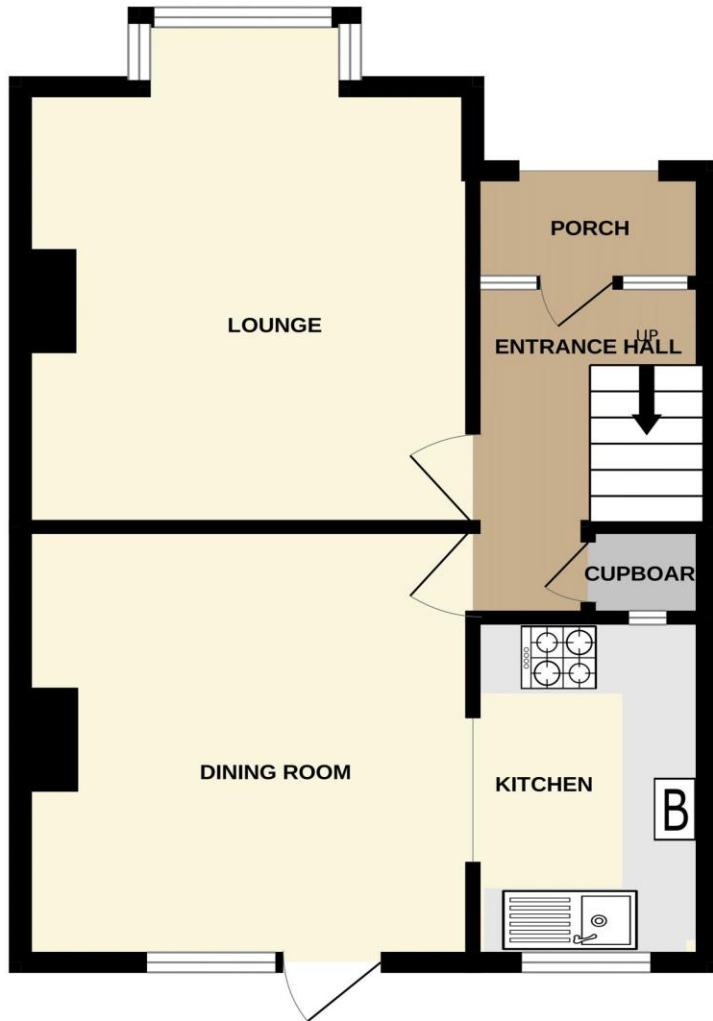
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## VIEWINGS STRICTLY BY APPOINTMENT

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



GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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 PORCH

Half glazed entrance door and glazed side panels.

## ON THE GROUND FLOOR

**ENTRANCE HALL** 11' 0" x 6' 0" (3.35m x 1.83m)

Staircase to first floor, under stairs storage cupboard.

**LOUNGE** 12' 5" (into Bay) x 11' 8" (3.78m x 3.55m)

Double radiator, bay window to front affording a southern aspect and a pleasant open outlook.

**DINING ROOM** 13' 2" x 11' 4" (4.01m x 3.45m)

Arched display niche, low level storage cupboards with working surface, radiator, window and half glazed door to garden. Wide access to:

**KITCHEN** 9' 0" x 5' 10" (2.74m x 1.78m)

Newly fitted. Contemporary range of cabinets with complimenting working surfaces, plumbing for washing machine, space for refrigerator, stainless steel sink and mixer tap, four burner electric hob with oven beneath, metro tiling, extractor hood, vinyl flooring, window overlooking rear garden.

## ON THE FIRST FLOOR

### LANDING

Window to side.

**BEDROOM 1** 12' 9" x 11' 7" (3.88m x 3.53m)

Double built in wardrobe cupboard, window to front affording a pleasant open outlook and southern aspect.

**BEDROOM 2** 11' 9" x 9' 7" (3.58m x 2.92m)

Double built-in wardrobe cupboard, window to rear, radiator, stunning views over Mote Park.

**BEDROOM 3** 8' 0" x 7' 0" (2.44m x 2.13m)

Radiator, window with views over Mote Park.

### BATHROOM

Luxuriously appointed white suite, chromium plated fittings, panelled bath, mixer tap and shower attachment, glass shower screen, wash hand basin, low level WC, tiled splashbacks, vinyl flooring, extractor fan, radiator.

### OUTSIDE

To the front of the property is a concrete driveway with parking for 2 vehicles, lawned area, side pedestrian access. The rear garden extends to 108 feet backing on to Mote Park, lawn, shed and ornamental fish pond.

## Directions

From Maidstone leave via Stone Street in a southerly direction a continuation of which is the Loose Road A229. At the traffic lights at Armstrong Road turn left into Park Way, continue to the roundabout and take the 2nd exit into South Park Road, where the agents for sale board can be found.



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