



707 Tonbridge Road
Maidstone
ME16 9DQ
Guide Price £475,000

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Maidstone
ME16 9DQ**

Extended and improved 1930's semi detached



Description

Substantially extended and improved 1930's three bedroom semi detached house, set amidst a large plot with a 85ft south facing rear garden and distant views over Farleigh. The highly adaptable accommodation extends to 1324 square feet and is well presented throughout. To the front of the property there is an extensive parking area with space for several vehicles. Located on the sought after western outskirts of the town in Barming. Agents Note: It is considered that this property would achieve £1400 as a monthly rental on an assured short hold tenancy.

Location

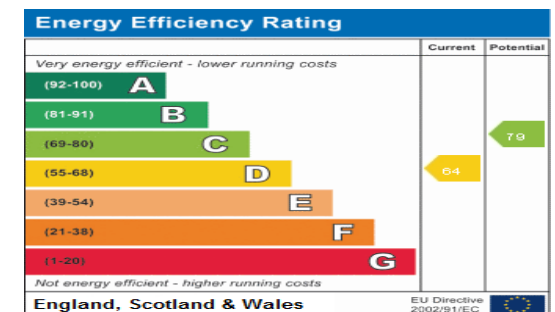
Situated in this fine non estate position on the western outskirts of the town in the favoured Barming area. Barming has a selection of shops on the Tonbridge Road which provide for everyday needs with chemist, doctors surgery, local family pubs and a selection of local infant and junior school with a wider selection of schools for older children in and around the town centre, which is approximately 11/4 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 ¼ of a mile of the river and there are many attractive walks along the tow path.

Council Tax Band

D

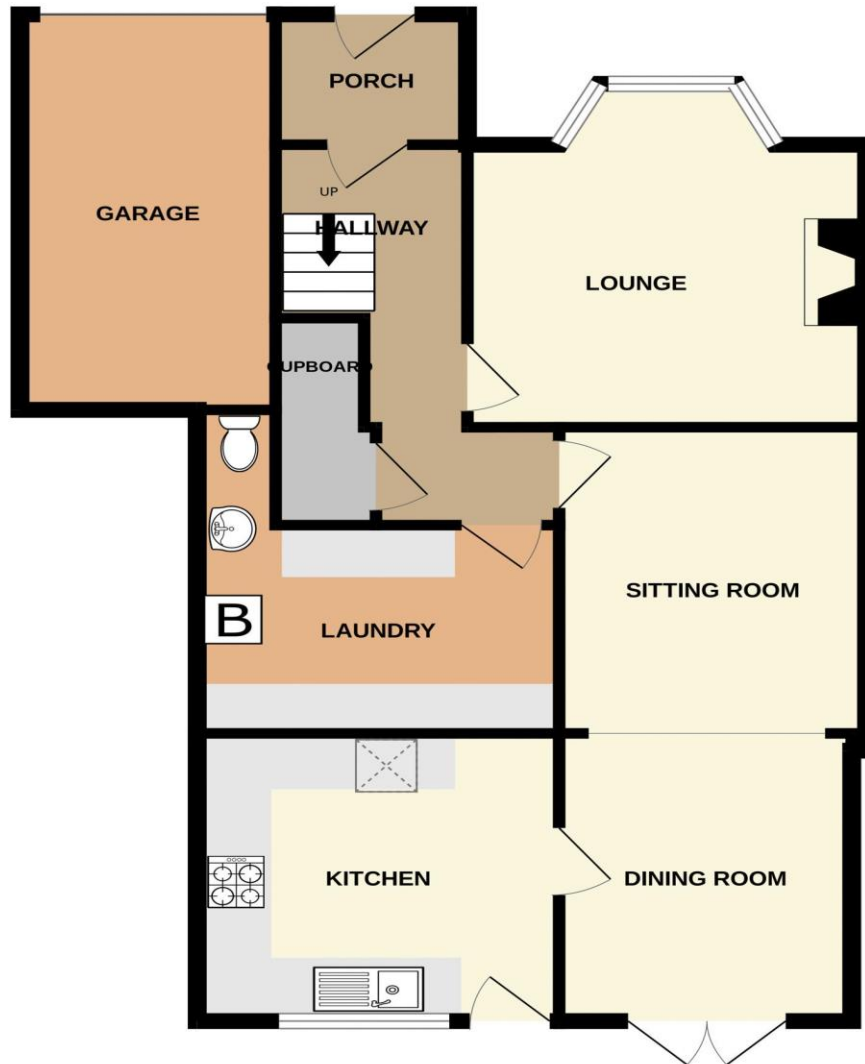
VIEWINGS STRICTLY BY APPOINTMENT

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



Reference:
707 : 1574168 : 1571

GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 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

HALF GLAZED COMPOSITE ENTRANCE DOOR

Door to:

ENTRANCE HALL 14' 2" x 6' 0" (4.31m x 1.83m)

Double radiator with decorative cover. Staircase to first floor. Understairs storage cupboard. Dado and picture rail. Wood laminate flooring.

SNUG/LOUNGE 12' 6" x 10' 10" (3.81m x 3.30m)

Fireplace recess. Picture rail. Bay window to front. Radiator.

FAMILY ROOM 12' 0" x 9' 10" (3.65m x 2.99m)

Radiator. Wood laminate flooring. Wide access to:

DINING ROOM 10' 0" x 9' 6" (3.05m x 2.89m)

Continuous laminate flooring. Double radiator. Double casement doors to decked sun terrace, southern aspect. Half glazed door to:

KITCHEN 11' 2" x 10' 8" (3.40m x 3.25m)

Fitted with oak units and teak style fittings. Enamel sink with stainless steel mixer tap. Glazed display cabinet. Plate shelf. Four burner gas hob. Eye level oven and grill. Integrated dishwasher. Vinyl flooring. Tiled splashbacks. Window to rear over looking the garden, southern aspect with distant views.

L-SHAPED UTILITY/LAUNDRY ROOM/

CLOAKROOM 11' 2" x 11' 0" max (3.40m x 3.35m)

UTILITY/LAUNDRY ROOM: Fitted with units and working surfaces. Plumbing for washing machine and space for tumble dryer. Wall mounted Pro-Combi gas fired boiler supplying heating and hot water. CLOAKROOM: Low level W.C. Wash hand basin. Vinyl flooring.

ON THE FIRST FLOOR

LANDING

Attractive timber balustrade. Window to side. Access to roof space.

BEDROOM 1

DRESSING AREA: (7'6X7'6) With mirrored sliding doors, hanging and shelving space. Wide access to BEDROOM AREA: (11'2x9'9) Picture window to rear with distant views over Farleigh. Radiator. EN-SUITE SHOWERROOM: Twin shower cubicle. Wash hand basin. Ceramic tiled floor. Window to front.

BEDROOM 2 11' 4" x 10' 8" (3.45m x 3.25m)

Extensive range of built-in bedroom furniture with mirrored sliding doors. Double radiator. Window to front.

BEDROOM 3 21' 10" x 9' 0" (6.65m x 2.74m)

Part carpeted and laminate flooring. Built in wardrobe cupboards with mirrored sliding door. Window to rear with distant views and southern aspect. Radiator.

BATHROOM

White suite with panelled bath mixer tap and shower attachment. Wash hand basin. Cupboard beneath. Low level W.C. Pillared radiator/chromium plated towel rail. Ceramic tile floor. Fully tiled walls. Large mirror. Window to front.

OUTSIDE

To the front of the property is a brick paved driveway with parking for two vehicles, there is an additional pebble and shingle area which may be used for further parking. The rear garden is a particular feature and enjoys a southern aspect

extending to 85ft with decked sun terrace adjacent to house, ideal for outside entertaining with timber balustrading and shallow steps onto the lawned garden. Stocked with trees and shrubs. There is a further patio area to the rear with garden shed.

Directions

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



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