



38 Bridge Mill Way
Tovil, Maidstone
ME15 6FD

Guide Price £325,000 to £350,000

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Description

Delightfully presented link detached house, backing onto a nature reserve. Ample parking with a garage, south facing landscaped 40ft rear garden ideal for outside entertainment. Three good sized bedrooms with built-in wardrobes, two living rooms, cloakroom, kitchen arranged on two floors extending to just under a 1000 sq ft, highly recommended.

Location

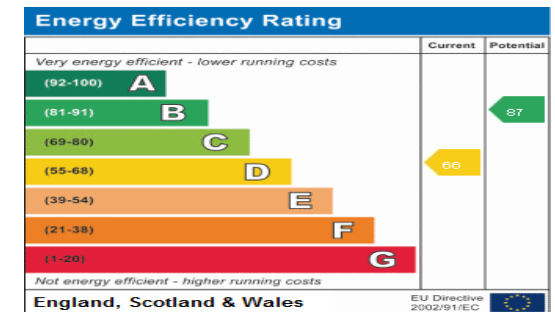
Located in this well established and popular residential position within easy access of a good selection of local amenities which include a recently opened infant and junior school, shops, children's play areas and access onto the tow path which in turn provides access to the Millennium Park and amphitheatre. The town centre is approximately one mile distant and offers an excellent selection of amenities including shopping facilities at the Mall and Fremlins Walk, two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. For older children there is a selection of schools and colleges. The M20/M2M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

Council Tax Band

D

VIEWINGS STRICTLY BY APPOINTMENT

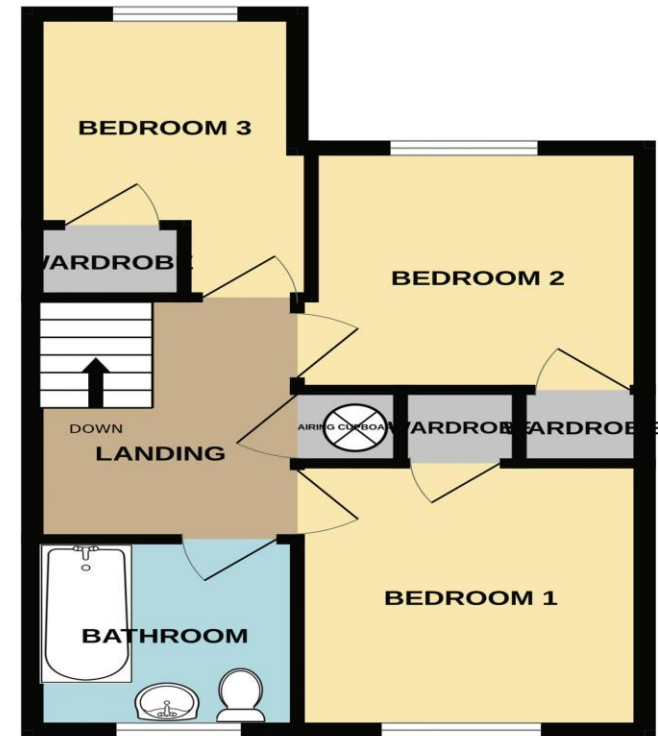
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



Address:
38 Bridge Road, Brixton, London SW9 6FD

GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.

1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 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 CANOPY

Outside light, electric charging point, half glazed entrance door to:

ENTRANCE HALL

CLOAKROOM

White suite with chromium plated fittings, hand basin with mixer tap, low level W.C. wood laminate flooring, tiled splashbacks, radiator, window to front.

LOUNGE 15' 9" x 12' 9" (4.80m x 3.88m)

Continuous laminate flooring, window to front, radiator, staircase to first floor with timber balustrade, recess low voltage lighting, wide access to:

DINING ROOM 10' 0" x 7' 6" (3.05m x 2.28m)

Double casement doors overlooking rear garden, Southern aspect, radiator, recess low voltage lighting, archway to:

KITCHEN 9' 5" x 7' 8" (2.87m x 2.34m)

Fitted with units having white door and drawer fronts with wood grain finish working surfaces, metro tiled splashbacks, one and half bowl stainless steel sink mixer tap, electric cooker, oven and grill beneath, space for fridge/freezer and washing machine, ceramic tiled floor, window to rear, Southern aspect.

ON THE FIRST FLOOR

LANDING

Radiator, timber balustrade, access to roof space, built-in linen cupboard.

BEDROOM 1 10' 6" x 9' 1" (3.20m x 2.77m)

Window to rear affording a southern aspect, built-in wardrobe cupboard.

BEDROOM 2 9' 5" x 9' 1" (2.87m x 2.77m)

Built-in wardrobe cupboard, window to front, radiator, laminate flooring.

BEDROOM 3 11' 0"(Max) x 7' 0" (3.35m x 2.13m)

Built-in wardrobe cupboard, window to front, radiator, laminate flooring.

BATHROOM

White contemporary suite with chromium plated fittings, shaped bath with shower over, glass shower screen, pedestal wash hand basin, low level W.C. fully tiled walls, ceramic tiled floor, window to rear with southern aspect, chromium plated heated towel rail, recess low voltage lighting.

OUTSIDE

TO THE FRONT of the property is an extensive brick paviour driveway with soldiered edging providing parking for three vehicles with electric charging point, attached garage - 16'2 x 8'6 - with roller shutter door, light and power, over head storage, personal door. THE REAR GARDEN is most attractively landscaped with a paved patio area adjacent to house, swarf brick retaining walls, lawned area, further decked

sun terrace, fully fenced extending to 40ft backing onto a nature reserve, spring bulbs and shrubs.

Directions

From Maidstone leave via Stone Street, heading in a southerly direction, a continuation of which is the Loose Road, bearing first right, following the one way system into Sheals Crescent, taking the second turning on the left into Old Tovil Road, proceed through the zebra crossing, turning right into Church Road. Follow the road taking the third turning on the right into Launder Way. At the roundabout, turn left into Bridge Mill Way



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