



21 Reinden Grove
Downswood, Maidstone
ME15 8TH

Guide Price £300,000 - £325,000

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Maidstone
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Description

Beautifully presented and modernised two bedroom semi detached house with detached garage and driveway. Located in a cul de sac with the favourable east west aspect. Featuring lounge/diner and kitchen/breakfast room to the ground floor and two double bedrooms and bathroom to the first floor. Gas fired central heating with combination boiler installed in the last few years. UPVC windows and doors. No chain.

Location

The Downswood development has a good selection of local amenities which include shops for every day needs, medical and community centres and the adjacent Len Valley Nature Reserve which in turn provides access to Mote Park with its 450 acres, boating lake, leisure centre and municipal swimming pool. Local infant and junior schools are at Madginford some quarter of a mile distant together with a wider selection of local amenities in Bearsted which includes a mainline railway station. Maidstone Town Centre may be accessed by bus or through Mote Park and is some 1&1/2 miles distant with a wider selection of schools and colleges for older children. The M20/A20/M2/M25 & M26 motorways are also close by and offer direct vehicular access to London and the Channel Ports.

Council Tax Band

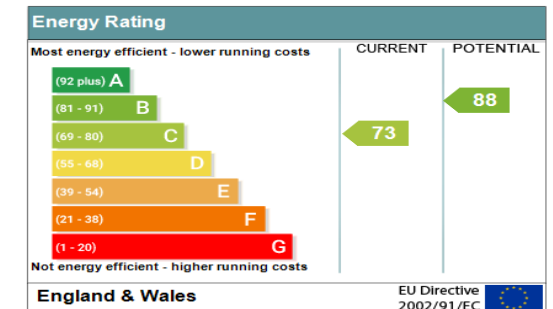
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VIEWINGS STRICTLY BY APPOINTMENT

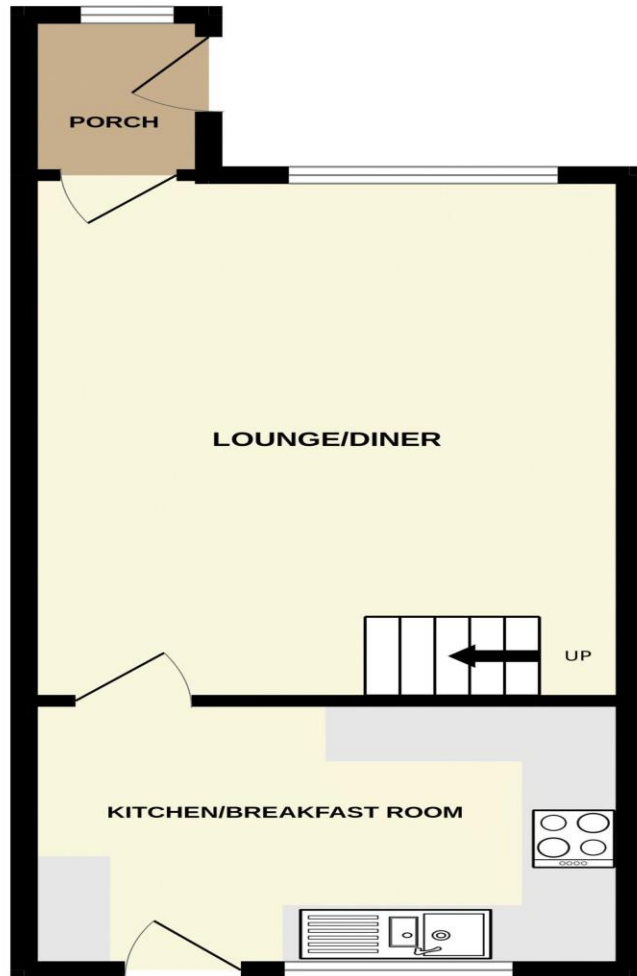
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



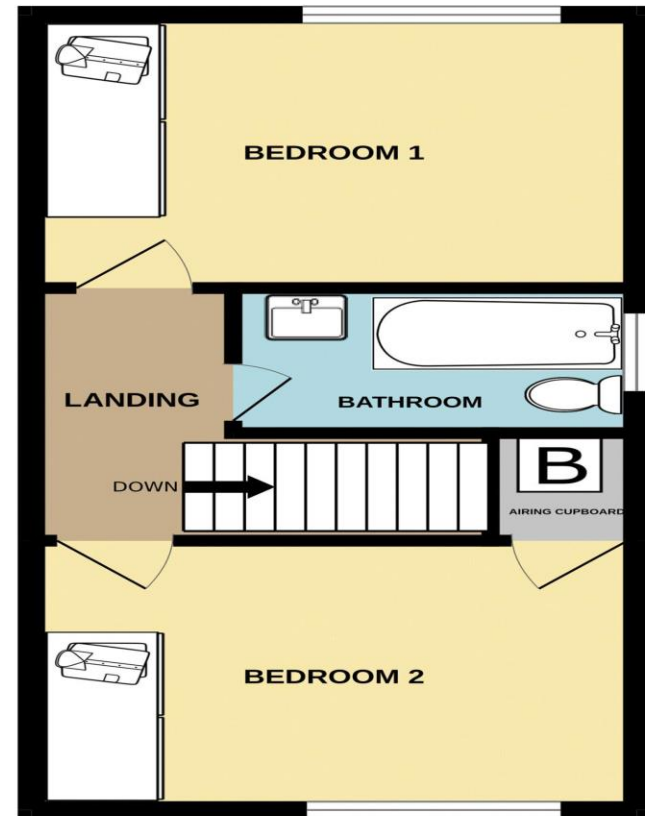
Address: 21 Reinden Grove, Downswood, MAIDSTONE, ME15 8TH
RRN:



GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TWO BED SEMI DETACHED

TOTAL FLOOR AREA : 713 sq.ft. (66.2 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 PORCH

Composite entrance door . Window to front.

LOUNGE 17' 7" x 13' 0" (5.36m x 3.96m)

Window to front - eastern aspect. 2 double radiators. Understairs cupboard. Carpet.

KITCHEN 13' 0" x 9' 0" (3.96m x 2.74m)

Fitted with a range of high and low level units with maple effect shaker style door and drawer fronts with black complementing working surfaces. One and half bowl stainless steel with mixer tap. Tiled splashbacks. Hotpoint double oven with 4 burner induction hob, extractor hood above. Plumbing for slimline dishwasher and washing machine. Breakfast bar with seating for 2 people. Window and door to rear overlooking garden. Double radiator. Vinyl floor. Modern consumer unit.

ON THE FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 12' 10" x 9' 2" (3.91m x 2.79m)

Window to front. 2 double fitted wardrobes. Double radiator. Carpet.

BEDROOM 2 13' 0" x 9' 0" (3.96m x 2.74m)

Window to rear overlooking the garden. Double radiator. Triple wardrobe. Built in cupboard housing Worcester gas fired boiler supplying central heating and domestic hot water throughout. Carpet.

BATHROOM

White suite comprising panelled bath with Mira shower over. Glass shower screen. Low level W.C. Wall hung wash hand basin with cupboards beneath. Anthracite heated towel rail. Metro style tiled walls. Vinyl flooring. Window to side. Extractor fan.

OUTSIDE

The rear garden measures 50ft long x 26ft at the widest point with a western aspect. Patio adjacent to house. Lawn. Fully fenced boundaries. Brick built planters. Brick detached garage and brick tool store. Outside water tap. Meters cupboard. Side pedestrian access.

Directions

From our Bearsted Office proceed in a southerly direction into Yeoman Lane, at the junction with the Ashford Road, turn right into Ashford Road, taking the second turning on the left into Spot Lane, continue onto the Downswood development, onto Mallards Way, at the roundabout take the second exit, continue along and Reinden Grove will be found third turning on the right.



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