



30 Cheshire Road  
Maidstone  
ME15 8HN  
OIRO £300,000

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## Description

Popular 1950's built mid terraced house set a midst a good sized plot. The property has been the family home for many years and has an amazing 75ft rear garden and large frontage that could easily be adapted to a driveway. Arranged on two floors extending in all to just under 850 square feet with the benefit of gas fired central heating system by radiators, which incorporates solar panels providing hot water, where low running costs are anticipated.

## Location

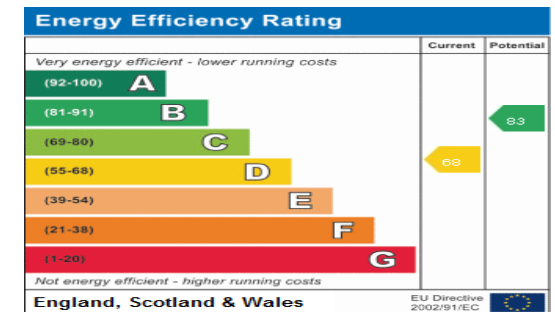
Located in this well established residential position on the fringe of the Shepway development on the southern outskirts of the town, within a 1/4 of a mile of Mote Park with its 450 acres, boating lake, leisure centre and municipal swimming pools. Educationally the area is well served by a selection of local infant schools with a wider selection of schools for older children in and around the town centre. There are excellent shopping facilities at The Mall and Fremlins Walk, two museums, theatre, county library, multi-screen cinema and 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

C

## VIEWINGS STRICTLY BY APPOINTMENT

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

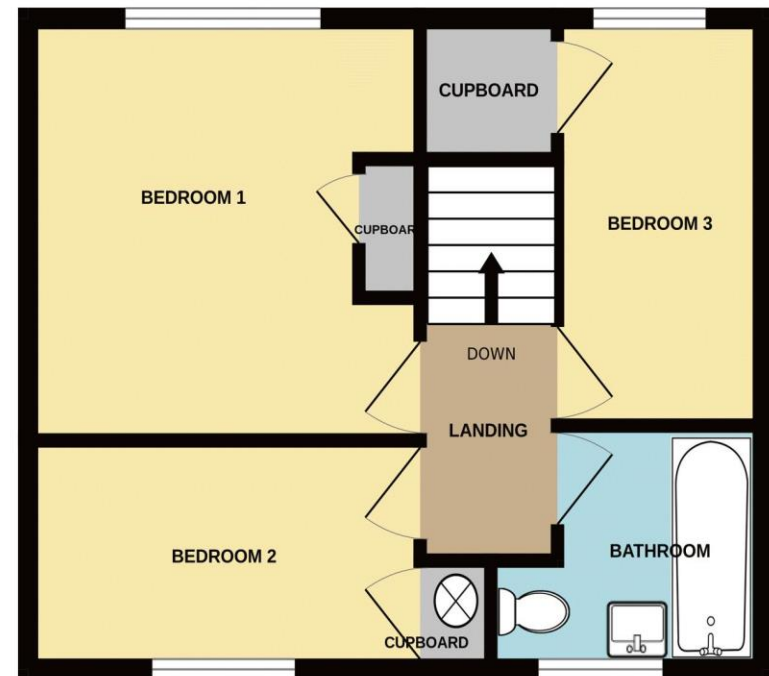


Reference:  
30 Cheshire 17/14

GROUND FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 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 HALL

UPVC framed entrance door, radiator, staircase to first floor, UPVC windows to front.

### UTILITY ROOM 8' 6" x 5' 8" (2.59m x 1.73m)

Working surfaces, space for fridge/freezer, modern kitchen units with chrome handles. Worcester boiler supplying gas and domestic hot water throughout, radiator, understairs cupboard.

### KITCHEN 10' 6" x 9' 6" (3.20m x 2.89m)

Fitted with units having wood grain effect doors and draw fronts, complementing work surfaces, stainless steel sink unit with cupboards under. High and low level cupboards, laminate flooring, radiator, space for dining table, window to rear and UPVC door to garden, space for washing machine, cooker with extractor over.

### THROUGH LOUNGE/DINING ROOM 17' 9" x 11' 6" (5.41m x 3.50m)

## ON THE FIRST FLOOR

### BEDROOM 1 11' 7" x 11' 6" (3.53m x 3.50m)

Window to front, radiator, storage cupboard.

### BEDROOM 2 11' 7" x 5' 9" (3.53m x 1.75m)

Window to rear, South aspect, built in storage cupboard with lagged cylinder, radiator.

### BEDROOM 3 11' 8" x 5' 6" (3.55m x 1.68m)

Window to front, storage cupboard, radiator.

## BATHROOM

White suite, panelled bath with chrome taps, wash hand basin and low level WC, window to rear, access loft.

## OUTSIDE

to the front of the property is a lawned area with footpath, potential to convert to a driveway as neighbour at No.32

## REAR GARDEN 75' 0" x 0' 0" (22.84m x 0.00m)

The South facing rear garden is a good size with lawn and established shrubs, patio area adjacent to the property, fenced boundaries, garden shed, rear access.

## Directions

From Maidstone leave via The Ashford Road, A20. Upon approaching Bearsted Village turn right at the traffic lights into Willington Street. Cheshire Road will be found seventh turning on the right hand side. The property being a short distance along on the left.



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