



41 Scott Street  
Maidstone  
ME14 2TA

Guide Price £275,000 to £300,000

41  
Scott Street  
Maidstone  
ME14 2TA



## Description

Beautiful Albert Terrace with original railings, decorative string coursing and soldiering arranged on 4 floors, bursting with character features, offering tardis like accommodation to just under 1100 square feet. The adaptable room layout can be configured to suit a variety of family arrangements, owned and much loved for the last 28 years. Secluded south facing garden conveniently placed within quarter of a mile of Maidstone East station and the Millenium park.

## Location

Located in this sought after and convenient residential position within a quarter of a mile of the town centre and offers an excellent selection of amenities which include shopping facilities at The Mall and Fremlins Walk, two museums, theatre, county library, multi screen cinema, riverbank walks along to the millennium park. Within half a mile is Mote Park with its 450 acres, boating lake, leisure centre and municipal swimming pool. Educationally the area is well served with the local St Pauls and Northborough catering for infants and juniors with a wider range of schools and colleges for older children in and around the town centre. There are 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

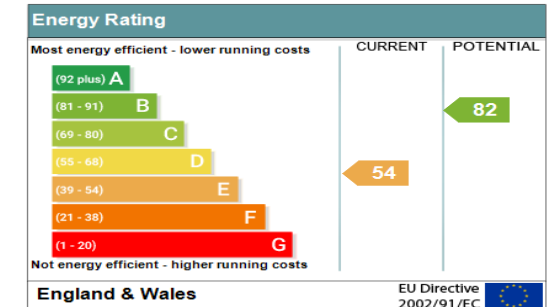
C

## VIEWINGS STRICTLY BY APPOINTMENT

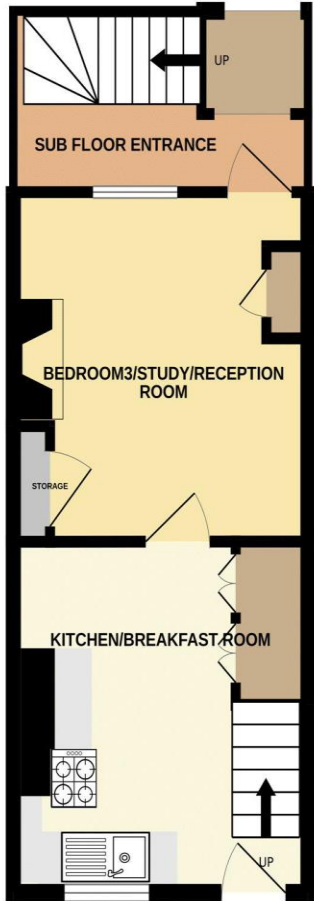
**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



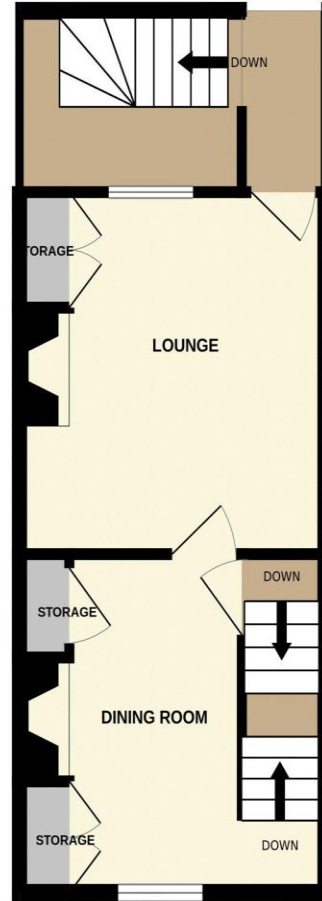
Address: 41 Scott Street, MAIDSTONE, ME14 2TA  
RRN: 0340-2513-2350-2194-5845



BASEMENT  
322 sq.ft. (30.0 sq.m.) approx.



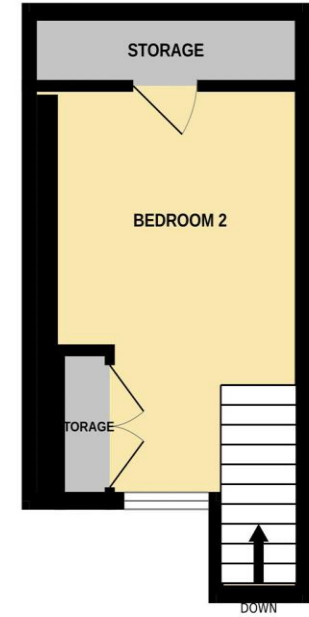
GROUND FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR  
265 sq.ft. (24.6 sq.m.) approx.



2ND FLOOR  
172 sq.ft. (16.0 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 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.



## ON THE GROUND FLOOR

Hardwood entrance door with panel above. spearheaded iron railings, Steps down to sub floor entrance with iron handrail, storage area.

### **LOUNGE** 12' 0" x 11' 10" (3.65m x 3.60m)

Cast iron fireplace with decorative cowl and cheeks, heavy timber surround, tiled hearth, fireside shelving and original storage cupboard with service metres double radiator, stripped pine flooring.

### **DINING ROOM** 12' 0" x 11' 4" (3.65m x 3.45m)

With original built in fireside storage cupboard, pine doors, recessed brick fireplace, window to rear with ornamental shutters and stripped pine flooring, staircase to first and lower ground floors.

## LOWER GROUND FLOOR

### **KITCHEN** 11' 8" x 11' 6" (3.55m x 3.50m)

Approached by staircase with timber ballustrade, and bespoke built in storage cupboards with reclaimed pine doors, slate floor, range of kitchen units with white door and drawer fronts, complimenting work surfaces, 1 and half enamel sink with chrome mixer, window overlooking rear garden, gas cooker, washing machine and fridge freezer, glazed door to garden affording a Southern aspect, tiled splashbacks, door to:

### **BEDROOM 3/STUDY/RECEPTION ROOM** 11' 7" x 11' 6" (3.53m x 3.50m)

Beamed ceiling, hardwood flooring, pine panelling to dado height, natural brick chimney breast, slate hearth, integrated storage cupboards and display

shelving, window to sub floor courtyard, half glazed door to front. Radiator with decorative cupboard.

## ON THE FIRST FLOOR

### **LANDING** 12' 0" x 5' 0" (3.65m x 1.52m)

with door and staircase to 2nd floor.

### **BEDROOM 1** 12' 2" x 11' 4" (3.71m x 3.45m)

Cast iron victorian fireplace with raised basked and cowl. 2 fireside wardrobe cupboards, window to front, radiator.

### **BATHROOM** 12' 0" x 6' 5" (3.65m x 1.95m)

White suite, chrome plated fittings, panelled bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin, low level wc, pillared radiator and towel rail chrome, built in linen cupboard with lagged cylinder, wall mounted gas fired boiler, pine panelling to plate shelf height, tiled splashbacks, vinyl flooring, window to rear.

## ON THE SECOND FLOOR

### **BEDROOM 2** 13' 8" x 10' 8" (4.16m x 3.25m)

With dorma window to rear, eves storage cupboards, natural brick chimney breast, exposed beams, radiator.

## OUTSIDE

To the front of the property is a most attractive sub floor staircase with iron railings and hand rail. The rear garden extends to 30ft and is designed as a cottage style garden extending to 30ft with apple and cherry trees, extended paved patio, borders well stocked with spring bulbs including Bluebells and Lily of the Valley. Specimen hibiscus shrubs, ferns, outside brick built implement store, cupboard, fully fenced, south facing.

## Directions

From our Penenden Heath office proceed in to Boxley Road at the traffic lights and at the junction with the prison wall turn right into Lower Boxley Road at the mini roundabout take the second exit into Fisher Street, first left into Randall Street and Scott Street will be found at the end of the road. The property being found on the left hand side with the for sale board displayed.



SALES OFFICES  
01622 671200



sales@ferrisandco.net  
www.ferrisandco.net



Penenden Heath Parade,  
Penenden Heath, Maidstone, Kent ME14 2HN

