



**13 The Mallows, Maidstone, Kent, ME14 2PX**  
Offers in the region of £385,000

No forward chain. The property is situated in a lovely peaceful setting overlooking the River Medway on the outskirts of the county town. Maidstone provides a wide range of shopping, educational and social facilities together with two mainline stations. There is easy access to the M20 motorway providing fast travel to London and the Kent coastline.

The property comprises a three bedroom link detached family home in which part of the garage now provides an additional reception room. The property benefits from gas fired central heating and double glazing. Internal inspection is thoroughly recommended by the sole selling agents. EPC rating: D. Contact: PAGE & WELLS King Street office 01622 756703.



**GROUND FLOOR:**

Double glazed entrance door to ...

**Entrance Hall**

Staircase to first floor. Door to ...

**Living Room: 16'3 x 11'3 (4.95m x 3.43m)**

A well proportioned principal room with double glazed bay window to the front elevation with views out towards the River Medway. Attractive fireplace. Door to ...

**Kitchen/Breakfast Room: 14'6 x 9'7 (4.42m x 2.92m)**

The kitchen area has an excellent range of work surfaces with cupboards, drawers and space beneath. Inset single drainer sink unit with mixer tap and cupboard under. Range of wall cupboards. Neff 4-ring gas hob with extractor fan over. Built in Neff oven. Wall mounted Potterton gas fired boiler serving central heating and domestic hot water. Understairs storage cupboard. Double glazed patio doors opening to the back garden. Door to ...

**Dining Room: 16'8 x 7'10 (5.08m x 2.39m)**

Double glazed door to garden.

**FIRST FLOOR:****Landing**

Airing cupboard housing hot water tank. Access to insulated roof space.

**Bedroom 1: 13' x 7'10 (3.96m x 2.39m)**

Double glazed window to the rear elevation. Range of mirror fronted wardrobe cupboards.

**Bedroom 2: 11'2 x 7'10 (3.40m x 2.39m)**

Double glazed window to the front elevation with river views.

**Bedroom 3: 8'9 x 6'5 (2.67m x 1.96m)**

Double glazed window to the rear elevation.

**Family Bathroom**

Panelled bath. Creda shower unit with fitted screen. Low-level WC. Pedestal wash hand basin. Part tiled walls. Light and shaver point. Double glazed window to the front elevation.

**EXTERNALLY:**

A tarmacadam driveway provides parking. Up and over door to part of the original garage which now provides storage. The front garden is laid to lawn. The rear garden is enclosed and laid to lawn.

**VIEWING**

Viewing strictly by arrangements with the Agent's Head Office:

52-54 King Street, Maidstone, Kent ME14 1DB

Tel. 01622 756703

**DIRECTIONS**

Leave Maidstone on the Royal Engineers Road and proceed to the roundabout bearing left onto the

Chatham Road. At the mini roundabout turn left into Moncktons Lane and continue down where The Mallows will be found on the right hand side prior to the River Medway.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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