



2 Bridge Mill Way, Tovil, Maidstone, ME15 6FD  
£265,000

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**2**  
**Bridge Mill Way**  
**Tovil**  
**Maidstone**  
**ME15 6FD**

**Delightfully presented and much improved**  
**semi-detached family house.**



## Description

Delightfully presented and much improved semi-detached family house. The property has been extensively modernised and updated by the present owners over the last 15 years with a wide driveway providing ample parking together with replacement windows (approximately 8 years ago), with new heating fitted 6 years ago which is annually serviced.

Additionally there is cavity wall insulation, all of which will contribute to low running costs. Well decorated with a nicely fitted kitchen and bathroom, we have no hesitation in recommending your early inspection.

Arranged on two floors extending in all to just under 1,000 square feet and comprises with approximate room measurements as follows.

\*TIMBER FACED INTERNAL DOORS WITH STAINLESS STEEL FITTINGS \*

## Location

Located on the sought after Tovil Green development which is adjacent to the tow path, amphi-theatre and River Medway. Within a quarter of a mile is the just built infant and junior school in Tovil with it's excellent facilities.

The town centre which maybe accessed along the tow path offers an excellent selection of amenities including two museums, theatre, County library, multi-screen cinema and an excellent selection of shopping facilities at the Mall and Fremlins Walk. There is a wider selection of schools and colleges for older children and there are two railway stations connected to London.

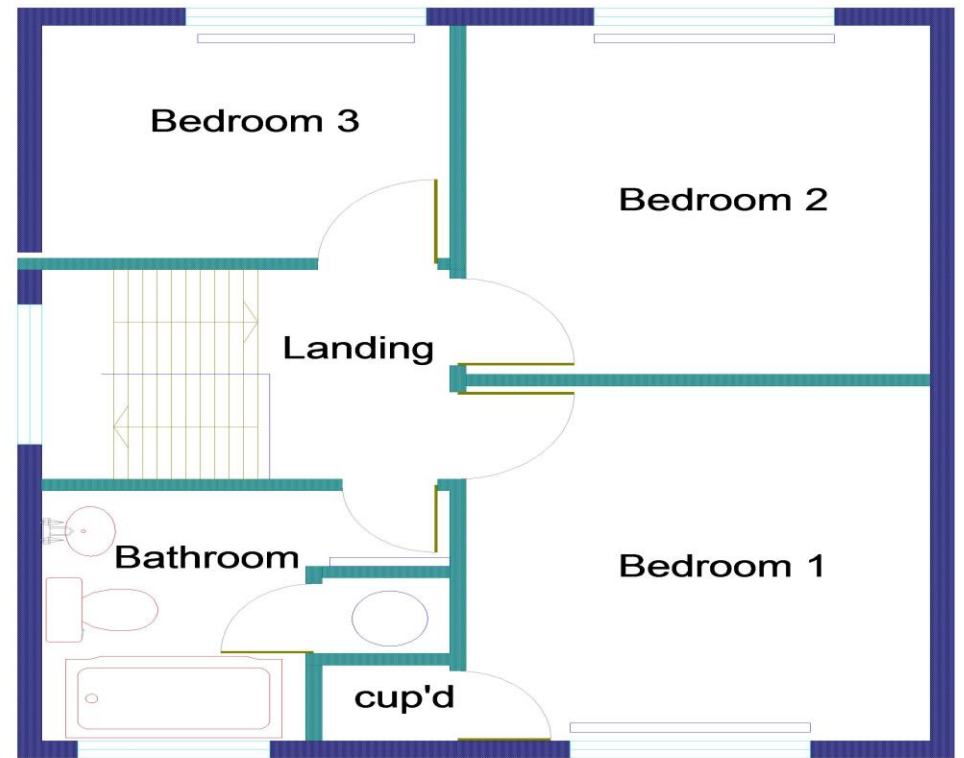
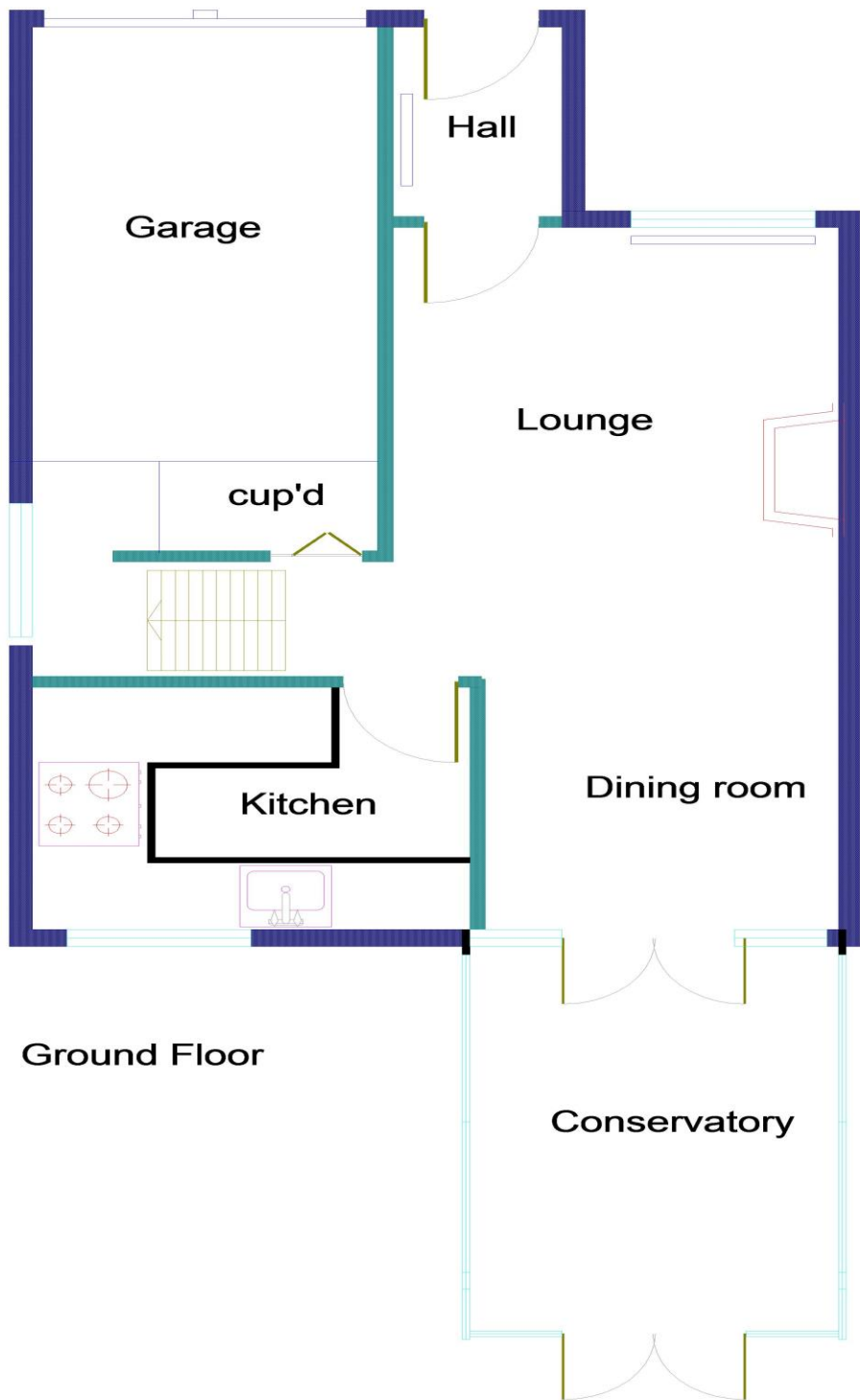
The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

## Council Tax Band

C

**VIEWINGS STRICTLY BY APPOINTMENT**





First Floor

Floor area 994 sq' approximately.

N.b:Not to scale, for guidance only.

## ON THE GROUND FLOOR

### HALF-GLAZED UPVC GEORGIAN STYLE ENTRANCE DOOR

Outside light. Wood laminate flooring. Radiator. Modern consumer unit.

**THROUGH LOUNGE/DINING ROOM** 20' 8" x 10' 4" *narrowing to 8'5" in DINING AREA (6.29m x 3.15m)*

LOUNGE AREA : Contemporary fire surround with fitted electric fire. Dado rail. Wood laminate flooring. Radiator. Staircase to first floor. Built-in storage cupboard. DINING AREA : Wood laminate flooring. Radiator. Dado rail. Glazed door and side panels to :-

**CONSERVATORY** 11' 10" x 8' 4" (3.60m x 2.54m)

Hardwood framed, double glazed with polycarbonate roofing. Ceramic tiled floor. Double casement doors overlooking rear garden. Cane blinds.

**KITCHEN** 9' 10" x 7' 1" (2.99m x 2.16m)

Comprehensively fitted with units having oak faced door and drawer fronts with stainless steel fittings, granite effect working surfaces comprising :- Stainless steel sink unit with mixer tap, cupboards under. Range of high and low level cupboards with working surfaces incorporating Bosch four burner gas hob with oven and grill beneath, concealed extractor hood above. Plumbing for automatic washing machine. Space for fridge and freezer. Ceramic tiled floor. Tiled splashbacks. Window overlooking rear garden. Radiator. Glazed display cabinet. Cupboard housing Baxi wall mounted gas fired boiler supplying central heating and domestic hot water throughout.

## ON THE FIRST FLOOR

### LANDING

Approached by half-landing with window to side with fitted vertical blinds. Access to roof space.

**BEDROOM 1** 10' 1" x 9' 6" (3.07m x 2.89m)

Radiator. Window overlooking rear garden, western aspect. Built-in wardrobe cupboard.

**BEDROOM 2** 10' 3" x 9' 7" (3.12m x 2.92m)

Picture window to front affording an eastern aspect, fitted blinds. Radiator.

**BEDROOM 3** 9' 0" x 6' 6" (2.74m x 1.98m)

Window to front, eastern aspect, fitted blinds. Radiator.

### BATHROOM

White suite with chromium plated fittings comprising :- Panelled bath with separate thermostatic shower over, glass shower screen. Pedestal hand basin. Low level W.C. Tiled splashbacks. Recessed low voltage lighting. Window to rear. Large mirror. Radiator. Vinyl flooring. Extractor fan.

## OUTSIDE

TO THE FRONT of the property is an extensive brick paved driveway with parking for two vehicles, shrub bed with conifers providing all year round colour. Side pedestrian access. Outside lighting. THE REAR GARDEN extends to 40ft and is delightfully landscaped with paved patio area adjacent to house, shingle terrace with raised decked areas with Pergola, wisteria, grape vine and climbing rose. Specimen shrubs include buddleia, jasmine, lilac, mature sycamore providing shade, western aspect. Side pedestrian access with covered area, ideal for storage. Water tap.

### Directions

From Maidstone leave via Upper Stone Street, heading in a southerly direction, a continuation of which is the Loose Road, A229. Taking the first turning on the right into Shields Crescent, take the second turning on the left into Old Tovil Road, taking the third turning on the right into Church Road, take the third turning on the right into Launder Way, at the mini-roundabout take the first exit into Bridge Mill Way and the property will be found immediately on the right hand side as indicated by our sign board.

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