



**36 Brockenhurst Avenue, Maidstone, Kent, ME15 7ED**  
**Guide price £425,000**



**\*\*NO FORWARD CHAIN\*\*GUIDE PRICE £425,000 TO £450,000\*\***

**A WELL PRESENTED AND EXTENDED 3 DOUBLE BEDROOM SEMI DETACHED FAMILY HOME IN A HIGHLY SOUGHT AFTER CUL DE SAC ON THE OUTSKIRTS OF LOOSE/MAIDSTONE**

On offer there are 3 bedrooms and a family bathroom on the first floor. On the ground floor there is a spacious entrance hall, superb lounge/diner, kitchen/breakfast room, downstairs shower room and boot room/utility area. Outside there is a driveway providing off road parking for 3 cars and an established and good sized rear garden plus the added benefit of a home office/studio. The property sits in a cul-de-sac setting in one of Maidstone's most sought after residential areas on the Maidstone/Loose borders. The area has excellent local amenities. The town centre itself is about one mile distant providing a wide range of shopping, educational and social facilities.

Viewing is strongly recommended so call Page and Wells on 01622 746273 and get booked into view.





## On the Ground Floor

### Entrance Hall

Staircase to first floor, radiator, door to front, understairs storage cupboard

### Lounge/Diner 22'9 x 17'6 (6.93m x 5.33m)

Double glazed sliding door to rear, TV and phone point, feature fireplace and attractive surround with electric fire, radiator

### Kitchen/Breakfast Room 12 x 10'9 (3.66m x 3.28m)

A fine range of fitted kitchen units with worksurfaces, space for cooker and fridge. space and plumbing for washing machine and dishwasher, cushioned vinyl flooring and part tiled walls, double glazed window to front, plinth heater

### Bootroom 21'6 x 5'9 (6.55m x 1.75m)

Double glazed window to side and rear and door to side opening onto the gardens, fitted cupboards, wall mounted boiler, radiator

### Downstairs Shower Room 5'9 x 4'9 (1.75m x 1.45m)

Comprising shower cubicle with electric shower unit and glass screen, WC, wash hand basin, radiator, double glazed window to side

## On the First Floor

### Landing

Double glazed window to side, access to loft space

### Bedroom 1 13'9 x 10'9 (4.19m x 3.28m)

Radiator, double glazed bay window to front, phone point

### Bedroom 2 12'6 x 8'3 (3.81m x 2.51m)

Double glazed window to rear, phone point, radiator, TV point

### Bedroom 3 9'6 x 8'9 (2.90m x 2.67m)

Double glazed window to rear, radiator

### Family Bathroom 6'9 x 6 (2.06m x 1.83m)

Comprising panelled bath with mixer taps and shower attachment, WC, wash hand basin, double glazed window to front, ladder style radiator, part tiled walls

### Externally

To the front of the property there is a driveway providing off road parking for 3 cars with and established front garden with a selection of well stocked borders

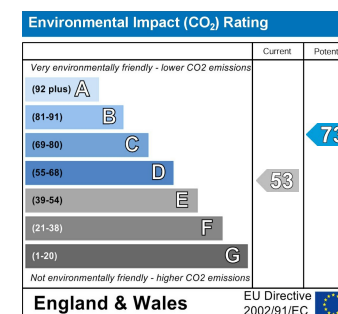
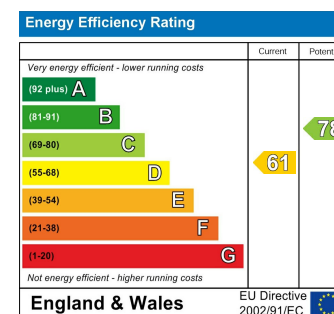
To the side of the property there is a garage which has been converted and extended to create a home studio/office. The front of the garage still remains with an up and over door to front and providing storage.

The office measures 19'9 x 15'9 with double glazed windows to side and rear and door to side, tiled flooring, under floor heating, power and lighting, phone point and air conditioning unit

The stunning mature rear garden offers superb outside space. There is a paved patio immediately to the rear with outside tap and steps leading onto the rest of the garden which is predominantly laid to lawn with a large shed measuring 21'9 x 18'9, matures shrubs and trees and a vegetable plot

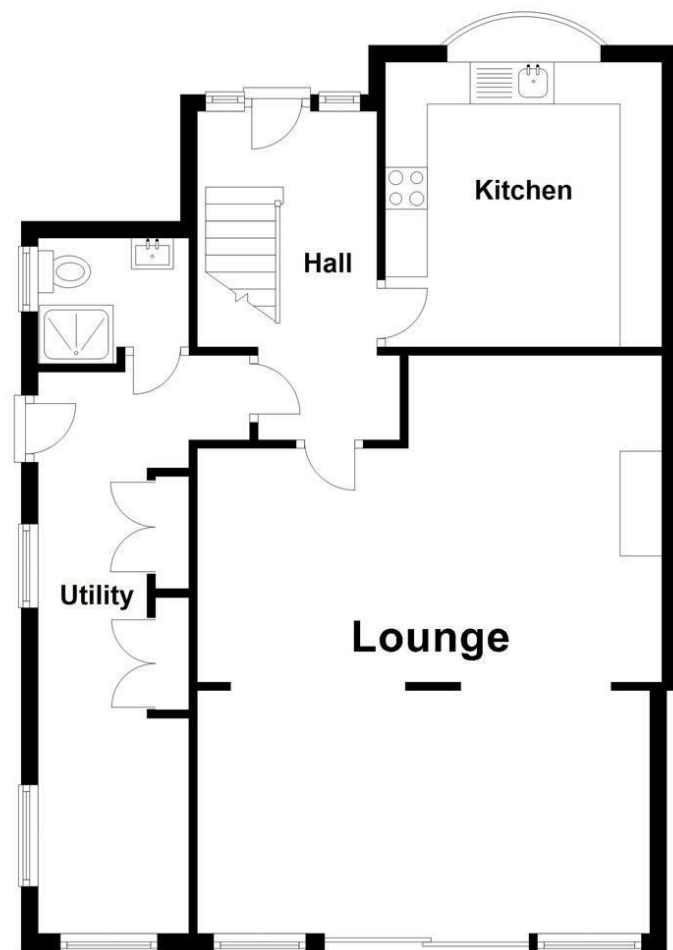
### Viewing

Contact the Loose Office on 01622 746273



## Ground Floor

Approx. 72.8 sq. metres (783.7 sq. feet)



## First Floor

Approx. 38.2 sq. metres (411.3 sq. feet)

