



The Hammers, 15 Warnford Gardens, Loose, Maidstone, Kent, ME15 6PH
Offers in excess of £500,000

NO FORWARD CHAIN+++ A WELL SPECIFIED AND SPACIOUS MODERN FAMILY HOME.+++ GUIDE PRICE £500,000 TO £525,000.
Built by the present owners to a good specification, in addition to double glazing and gas central heating with dual controls, it has a high electrical specification, water softening system, instant hot water tap in the kitchen and external CCTV. Designed for minimum maintenance, the entire forecourt is paved to provide good off road parking and the rear garden has extensive paving as well as an area of lawn. Warnford Gardens is a cul-de-sac location close to the central shopping area of Loose with its Sainsbury's Local, and parade of shops including a newsagent, chemist, launderette and takeaway outlets. If walking is your hobby, you will be on the edge of the Loose Valley with its clear running stream and several mill ponds. Mainline stations are available in Maidstone and Marden.

Viewing of this excellent home is highly recommended so call Page and Wells on 01622 746273



FEATURES

The Hammers was built by the present owners. The specification includes double glazing throughout and split circuit gas fired central heating allowing separate control of each floor with many radiators fitted with thermostatic valves. There is a good electrical specification and the majority of lighting throughout is with recessed spot lights.

ON THE GROUND FLOOR

Enclosed Entrance Porch

Entered by the front door, there are doors to the garage and the

Entrance Hall

With stairs off to the first floor.

Cloakroom

Fully tiled and providing W.C with concealed cistern, Vanity unit with wash basin, heated towel rail and door to understair cupboard.

Living Room 31'1 x 12'1 widening to 16' (9.47m x 3.68m widening to 4.88m)

A spacious room with wide double glazed window overlooking the rear garden and door doors opening onto the patio. Well lit with recessed spotlights there is a 7'9 (2.36m) wide shelved alcove for TV etc.

Study 9'3 x 7'9 (2.82m x 2.36m)

Programming controls for central heating system.

Kitchen/Breakfast Room 19'3 x 9'7 (5.87m x 2.92m)

A large well lit room with two double glazed windows and providing extensive work surfaces, including a small breakfast bar area, with a wide array of floor and wall mounted cupboards. There is a Neff 5 ring gas hob with Neff canopy above and a one and a half bowl stainless steel sink unit with mixer tap and separate instant hot and cold filtered water tap. Three cupboards provide housing for dishwasher, washing machine and drier (not included). A separate range of units provides two pull-out larder cupboards and Neff fan oven with fan assisted small oven/grill above. Side door.

ON THE FIRST FLOOR

Being of chalet design, most of the first floor rooms have headroom

restricted by the roof slope. FIRST FLOOR MEASUREMENTS WERE TAKEN BETWEEN VERTICAL WALLS. The Hammers, as with most properties of chalet design, has good areas of eaves storage including eaves cupboards behind the built in wardrobes.

Landing

Airing cupboard with low wattage heater,

Master Bedroom 13'2 x 10'7 plus dressing room (4.01m x 3.23m plus dressing room)

A good sized master suite with an 8' x 4' (2.44m x 1.22m) dressing area with mirror faced wardrobe cupboards either side (with eaves cupboards behind) which leads to the

En-suite Shower Room

Well lit through a Velux roof light and extensively tiled, it provides a shower cubicle with Aqualisa shower, W.C. and vanity unit providing wash basin with cupboard beneath and mirrored cabinet above.

Bedroom 2 12'6 x 12'4 (3.81m x 3.76m)

Full width mirror fronted wardrobe cupboards with eaves storage space behind.

Bedroom 3 15'9 x 10'9 (4.80m x 3.28m)

Having a double glazed window to the front and two Velux roof lights to the rear.

Family Bathroom 9'10 plus shower x 6'3 max (3.00m plus shower x 1.91m max)

Extensively tiled, it provides a panelled bath with mixer tap, Vanity unit having wash basin with cupboard beneath and mirrored cabinet above, W.C and shower cubicle with Aqualisa shower unit.

EXTERNALLY

Garage 20'2 x 9' (6.15m x 2.74m)

Having an up and over door and rear personnel door, it also houses the Worcester gas boiler and the hot water tank.

Gardens

TO THE FRONT, the forecourt is fully brick paved providing parking for a number of vehicles. There are gated paths either side of the house

giving access to the rear.

TO THE REAR, the easily manageable garden is about 45' wide with a maximum depth of about 36'. A large proportion is laid to patio with an area of lawn. There is a timber garden shed measuring approximately 10' x 8' with power and lighting. The excellent patio area is perfect for entertaining and there are 5 lantern style external lights. Outside water tap.

Directions

Leaving Maidstone travel south, bearing right at the Wheatesheaf PH and on entering Loose pass the Sainsbury Local and turn right at the traffic lights into Cripple Street. Take the first right into Warnford Gardens and the property is a short distance on the right hand side.

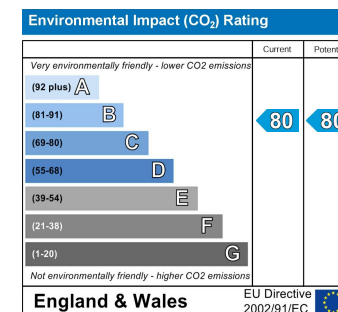
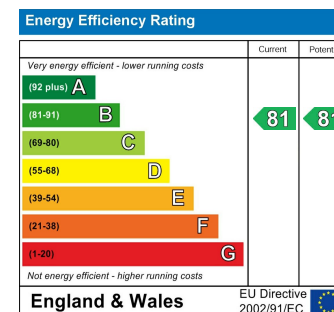
Loose viewing

Strictly by prior appointment. Call the Agent's Loose Road Office on 01622 746273.

45' (13.72m)

SERVICES

Mains gas, water and electricity. Private drainage to a klargester.



Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979



