



53 Bower Street, Maidstone, Kent, ME16 8SB
Guide price £360,000 - £390,000

****GUIDE PRICE £360,000 - £390,000****. ****AN IMPOSING BAY FRONTED THREE BEDROOM HOME****. ****EN-SUITE SHOWER ROOM****. ****LARGE BASEMENT****. ****EXTENSIVE PARKING FACILITIES****. ****GARDEN WITH HOT TUB****. ****FITTED KITCHEN WITH BREAKFAST BAR****.

As the vendor's sole selling agents, Page & Wells are delighted to bring to the market this rarely available three double bedroom end of terrace home in a popular residential location on the outskirts of Maidstone town centre. The first floor offers three good sized bedrooms, the master benefits from an en-suite shower room, in addition there is a bathroom and separate WC. The ground floor offers two large reception areas, kitchen/breakfast room and a utility room. There is a useful basement which is divided into two rooms providing a place to work from home, a useful hobbies room and an ideal wine cellar. There is a private garden with covered hot tub and is considered an ideal space for entertaining. The property benefits from two driveways providing off road parking for numerous vehicles. Located just to the west of Maidstone town centre, the property is well placed for reputable junior, grammar and comprehensive secondary schools and is within walking distance of Maidstone West railway station, connecting with the high speed link into London St Pancras. All in all, an excellent opportunity to purchase a substantial family home within close proximity of the town. EPC rating: D. Contact: Page & Wells King Street office 01622 756703.



GROUND FLOOR:

Front entrance door to ...

Entrance Hall

Double glazed window to side. Staircase to first floor.

Lounge: 51'6" x 40'8" (15.7 x 12.4)

Double glazed bay window to front. Two radiators. Double doors opening to ...

Dining Room: 15'5 x 11'3 (4.70m x 3.43m)

Radiator. Double glazed window to rear.

Kitchen/Breakfast Room: 11'8 x 10'4 (3.56m x 3.15m)

Range of wall and base units with work surface over. Inset hob. Built in oven. Inset sink unit. Breakfast bar. Door to garden.

Utility Room: 8'4 x 7'1 (2.54m x 2.16m)

Work surface incorporating sink unit and appliance recess beneath. Door to rear.

LOWER GROUND FLOOR:

Store Room 1: 12' 9 x 12'3 (3.66m 2.74m x 3.73m)

Store Room 2: 15'9 x 12'2 (4.80m x 3.71m)

Further Storage Area: 7'6 x 7'4 (2.29m x 2.24m)

FIRST FLOOR:

Master Bedroom: 17'1 x 11'3 (5.21m x 3.43m)

Built in wardrobes. Radiator. Double glazed window to front.

En-suite Shower Room

Tiled shower cubicle. Wash hand basin. WC.

Bedroom 2: 12'2 x 11'3 (3.71m x 3.43m)

Double glazed window to rear. Radiator.

Bedroom 3: 15'8 x 10'4 (4.78m x 3.15m)

Double glazed window to rear. Radiator.

Bathroom

Panelled bath. Wash hand basin. Frosted double glazed window to side.

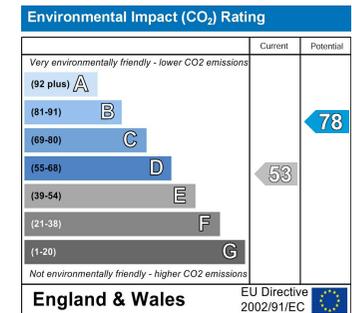
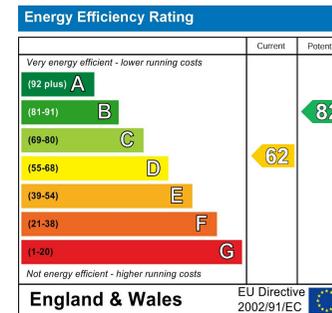
Separate WC

EXTERNALLY:

The property benefits from driveways to both the front and side which provide off road parking facilities for numerous vehicles. There is a private low maintenance rear garden with a covered hot tub.

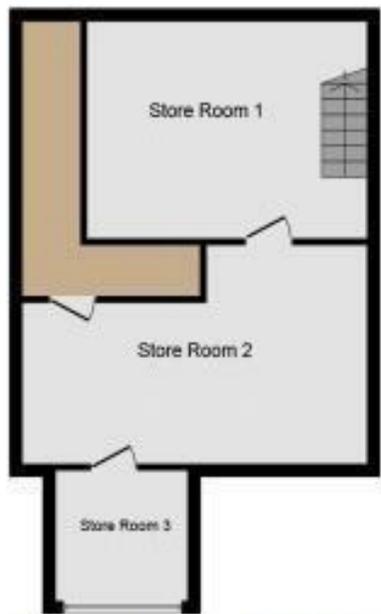
VIEWING

Viewing strictly by arrangements with the Agent's Head Office:
52-54 King Street, Maidstone, Kent ME14 1DB
Tel. 01622 756703



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





Lower Ground Floor



Ground Floor



First Floor

