



31 The Farrows, Loose, Maidstone, Kent, ME15 9ZJ
Guide price £350,000

GUIDE PRICE OF £350,000 - £375,000

A STUNNING 3 BEDROOM FAMILY HOME SITUATED IN AN EXCELLENT POSITION CLOSE TO LOOSE VILLAGE

This delightful family home has been extremely well maintained since new and offers well planned accommodation throughout. On the ground floor there is an entrance hall, downstairs WC/utility room, lounge and superb open plan kitchen/diner. On the first floor there is a master bedroom with en suite shower room, 2 further bedrooms and a family bathroom. The property benefits from modern double glazing, gas central heating and solar panels to keep utility bills to a minimum. Outside does not disappoint with a driveway and garage and a neatly enclosed and non overlooked rear garden.

Viewing of this excellent family property is highly recommended so call Page and Wells on 01622 746273 and get booked in before its too late!



On the Ground Floor

Spacious Entrance Hall

Staircase to first floor, radiator, phone point, understairs storage cupboard

Downstairs WC 6'9 x 5'3 (2.06m x 1.60m)

Comprising WC, wash hand basin, space and plumbing for washing machine, fitted units with storage and work surface, double glazed window to side, radiator, tiled flooring and part tiled walls, extractor fan

Lounge 16'6 x 11'6 (5.03m x 3.51m)

Double glazed bay window to side and French doors to side opening onto the gardens, radiator, TV point, wall mounted electric fire, phone point

Super Open Plan Kitchen/Dining Room 16'9 x 11'3 (5.11m x 3.43m)

Kitchen Area: A fine range of modern fitted kitchen units with work surfaces, inset sink with drainer, space and plumbing for washing machine, integrated dishwasher, space for American style fridge/freezer, integrated double electric oven with gas hob and extractor hood above, tiled flooring, double glazed window to front and door to rear, wall mounted boiler

Dining Area: Double glazed window to front and rear, tiled flooring, radiator

On the First Floor

Landing

Double glazed window to both sides with galleried landing, airing cupboard, radiator

Master Bedroom 12'9 x 11'3 (3.89m x 3.43m)

Double glazed window to front and rear, radiator, TV and phone point, range of built in wardrobes

En Suite Shower Room 7'9 x 7'3 (2.36m x 2.21m)

Comprising double shower cubicle with shower unit and glass screen, WC, wash hand basin, tiled walls and flooring, ladder style radiator, double glazed window to front, extractor fan

Bedroom 2 11'6 x 9'3 (3.51m x 2.82m)

Double glazed window to both sides, radiator, built in wardrobes

Bedroom 3 7'9 x 7 (2.36m x 2.13m)

Double glazed window to side, radiator, phone point

Family Bathroom

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

Externally

To the side of the property there is a driveway providing off road parking leading to the garage with up and over door to front power and lighting and measuring 17'9 x 8'9 . There is also a side access

gate from the side leading to the rear garden

The rear garden is not overlooked and is predominantly laid to lawn with a paved patio area immediately to the rear and side. There is an outside water tap and a store area with shed

Viewing

Contact the Loose Office on 01622 746273

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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