



**16 Shoebridge Drive, Maidstone, ME17 3FF**  
**Guide price £300,000**



\*\*\*GUIDE PRICE £300,000 - £325,000\*\*\*SUPERB THREE BEDROOM HOME WITH STUNNING OPEN PLAN KITCHEN/DINER, TWO ALLOCATED PARKING SPACES AND ENSUITE TO PRINCIPAL BEDROOM IN WALKING DISTANCE OF LOCAL AMENITIES AND POPULAR PRIMARY SCHOOL

Situated in a popular and well planned development in Langley the property is in a convenient location with an excellent range of local shops, restaurants, cafes and schools in walking distance whilst access to the motor is a short drive and there are regular bus services to the Maidstone Town Centre for further shopping, social and educational facilities.

On offer to this superb family home is an light and airy entrance hall with excellent storage and downstairs cloakroom, an open plan kitchen/diner and a separate lounge with french doors opening onto the rear garden. On the first floor the principal bedroom, which is serviced with two wardrobes and ensuite shower room, a family bathroom and two further bedrooms. Outside, there is a neatly enclosed garden to the rear with shed and side access which leads to two allocated parking bays. To the front there are borders and views over the field.

With the remaining balance of the NHBC warranty, this property is in excellent order and has to be viewed to be appreciate. Call Page & Wells Loose Office on 01622 746273 today and book your viewing to avoid missing out.



## To The Ground Floor

### Entrance Hall

Light and airy entrance with double glazed window and door to front, deep under-stair storage cupboard with internet point and fuse board, stairs to first floor, radiator

### Lounge 15'6 x 9'6 (4.72m x 2.90m)

Double aspect with double glazed window to front front and rear and double glazed door to rear opening onto the garden, recessed LED spotlights, two radiators

### Kitchen/Diner 15'6 x 10'9 (4.72m x 3.28m)

Sociable space with....

### Kitchen Area

A range of fitted wall and base kitchen units with worksurfaces, integrated fridge freezer, washing machine, dishwasher, electric oven with 4 burner gas hob and stainless steel splashback tile with extractor chimney above, inset sink with mixer tap and drainer, double glazed window to rear overlooking the garden

### Dining Area

Double glazed window to front, radiator

### Downstairs Cloakroom 6 x 3'6 (1.83m x 1.07m)

Comprising of w/c, wash hand basin with mixer tap and splashback tiles, radiator, double glazed window to rear

## To The First Floor

### Landing

Double glazed window to front over stairs, deep storage cupboard

### Bedroom 1 11'9 x 9'6 (3.58m x 2.90m)

Double glazed window to front, two built in wardrobes, radiator

### Ensuite Shower Room

Comprising of shower unit with tiled surround, electric shower and glass screen, w/c, wash hand basin with mixer tap

### Bedroom 2 14'9 x 8'6 (4.50m x 2.59m)

Double glazed window to front, radiator

### Bedroom 3 8'3 x 6'9 (2.51m x 2.06m)

### Family Bathroom 6'9 x 6'3 (2.06m x 1.91m)

Comprising of panel bath with mixer tap, w/c, wash hand basin with mixer tap, part tiled walls, radiator

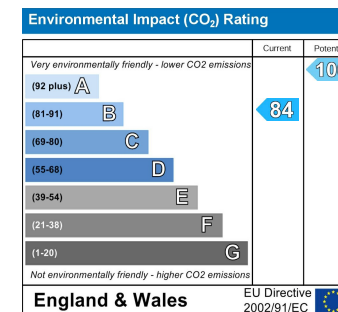
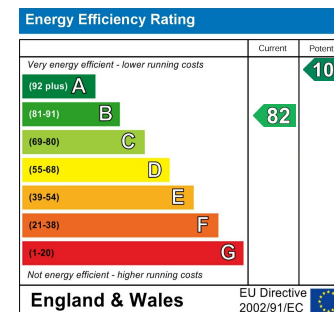
### Externally

To the front of the property there are neat borders and path leading to the front door.

The private rear garden is predominately laid to lawn with shed and an area of patio to the immediate rear. There is a side gate which leads to two allocated parking bays.

## Viewing Arrangement

By Appointment Only. Call Page & Wells Loose  
Office on 01622 746273



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





