



**76 Loose Road, Maidstone, Kent, ME15 7UA**  
**Offers in the region of £365,000**

The property stands in an elevated position on the Loose Road on the outskirts of Maidstone town centre. The property enjoying a lovely rear garden extending to approximately 130' backing onto South Park. Maidstone provides an excellent range of shopping, educational and social facilities together with two mainline stations.

The property itself consists of a three bedroom semi-detached house with attractive brick and Tudor style elevations under a tiled roof. The house benefits from gas fired central heating and double glazing. Internal inspection is thoroughly recommended by the sole selling agents. EPC rating: E. Contact: PAGE & WELLS King Street office 01622 756703.



### GROUND FLOOR:

Glazed entrance door to ...

#### Entrance Hall: 10'7 x 7'8 (3.23m x 2.34m)

Wood veneer flooring. Staircase to first floor.

#### Utility/Meter Cupboard

Double glazed window to the side elevation.

#### Lounge: 13' x 9'10 (3.96m x 3.00m)

Double glazed bay window to the front elevation. Central fireplace with fitted wood burning stove. Archway to ..

#### Dining Room: 13'10 x 11' (4.22m x 3.35m)

Wood veneer flooring. Central fireplace. Double glazed double doors opening to the garden. Archway to ...

#### Kitchen: 10'6 x 6'10 (3.20m x 2.08m)

The kitchen area has extensive work surfaces with cupboards, drawers and space beneath. Inset single drainer sink unit with mixer tap and cupboard under. Wine rack. Range of wall cupboards. Bosch oven, 4-ring gas hob with extractor fan over. Integrated washing machine. Plumbing for dishwasher. Part tiled walls. Wood veneer flooring. Double glazed window to the side elevation.

### FIRST FLOOR:

#### Landing

Access to insulated and partly boarded loft space with loft ladder.

#### Bedroom 1: 13'9 x 9'8 (4.19m x 2.95m)

Double glazed window to the rear elevation.

#### Bedroom 2: 10'7 x 9'8 (3.23m x 2.95m)

Double glazed window to the front elevation.

#### Bedroom 3: 8'5 x 7'8 (2.57m x 2.34m)

Double glazed window to the rear elevation.

#### Bathroom

Roll top bath with side mounted mixer tap and shower attachment. Wash stand with wash hand basin and drawers under. Part tiled walls. Double glazed window to the front elevation.

#### Separate WC

Low-level WC. Double glazed window to the side elevation.

### EXTERNALLY:

A tarmac driveway leads from the Loose Road. The driveway widens to provide parking. A brick paviour driveway continues past the house giving access to DETACHED GARAGE 18'9 x 9'3. Up and over door. Power and light. Personal door to garden. There is a rockery frontage with mature conifer. The rear garden extends in depth to about 130'. Immediately behind the house is a paved seating area. A brick pathway leads through the garden bordered by lawn and well stocked flower borders. The pathway continues to a vegetable garden with raised beds. Within the garden is a

former air raid shelter now with a rockery surround. GARDEN SHED 14'6 x 9'. Power and light. These gardens provide a lovely setting for the house and back on to South Park.

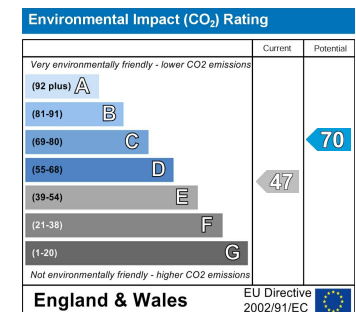
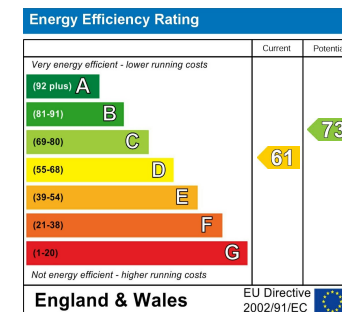
### VIEWING

Viewing strictly by arrangements with the Agent's Head Office:

52-54 King Street, Maidstone, Kent ME14 1DB  
Tel. 01622 756703

### DIRECTIONS

Entering Maidstone on the Loose Road continue through the traffic lights with Armstrong Road, continue down where the property will be found after a short distance on the left hand side.



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



