



**11 Latter Road, Maidstone, ME17 3FD**  
**Guide price £450,000**

\*\*\*GUIDE PRICE £450,000 - £475,000\*\*\*A STUNNING 4 BEDROOM FAMILY HOME SITUATED ON A NEW DEVELOPMENT ON THE OUTSKIRTS OF MAIDSTONE WITH AND BENEFITTING FROM A NEW EXTREMELY SOUGHT AFTER LOCAL PRIMARY SCHOOL WITHIN WALKING DISTANCE

This 4 bedroom property has been well maintained and offers spacious and adaptable accommodation as well as an automated 24 panel solar energy system.

On offer is an entrance hall, downstairs cloakroom, lounge, dining room, kitchen/breakfast room on the ground floor. On the first floor there is a master bedroom with en suite shower room, 3 further double bedrooms and a family bathroom.

Outside to the front there is a driveway providing off road parking and leading to a garage. There is a neatly enclosed garden to the rear.

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 motorway is a short drive and there are regular bus services to Maidstone Town Centre for further shopping, social and educational facilities.

Call Page and Wells Loose Office on 01622 746273 and get booked in to view



## To The Ground Floor

### Entrance Hall

Door to front, double glazed window to front, stairs to the first floor, understair storage cupboard, karndean flooring, radiator

### Downstairs Cloakroom

Comprising w/c, wash hand basin, double glazed window to side, radiator

### Lounge 14'9 x 14'6 (4.50m x 4.42m)

Triple aspect room with double glazed window to front, side and rear and double glazed french doors opening onto the rear garden, karndean flooring, two radiators

### Dining Room 11'3 x 9'9 (3.43m x 2.97m)

Double aspect room with double glazed window to front and side, radiator, karndean flooring

### Kitchen/Breakfast Room 22'6 x 11'3 (6.86m x 3.43m)

Comprising of a range of fitted wall and base kitchen units with worksurfaces, inset sink with mixer tap and drainer, integrated fridgefreezer, dishwasher and washing machine, integrated oven with four burner gas hob with splash back sheet and extractor fan, radiator and plinth heater, karndean floor, double glazed window

## To The First Floor

### Landing

Airing cupboard, radiator, double glazed window rear

### Principle Bedroom 19'9 x 11'3 maximum measurements (6.02m x 3.43m maximum measurements)

Double aspect room with double glazed windows to both sides, radiator

### Ensuite Shower Room

Comprising of double shower unit with glass screen, w/c, wash hand basin with mixer tap, double glazed window to side, ladder style radiator

### Bedroom 2 14'9 x 10 (4.50m x 3.05m)

Double aspect room with double glazed window to front and rear

### Bedroom 3 11 x 9'9 max measurements (3.35m x 2.97m max measurements)

Double aspect room with double glazed window to front and side, radiator

### Bedroom 4 11'3 x 8'9 (3.43m x 2.67m)

Double glazed window to front, radiator, storage cupboard

### Family Bathroom 7'6 x 6'3 (2.29m x 1.91m)

Comprising of a panel bath with mixer tap, w/c, wash hand basin with mixer tap and splashback tiles, double glazed window to side, ladder style radiator

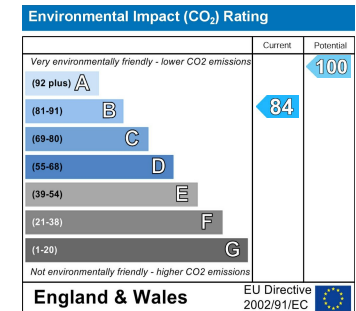
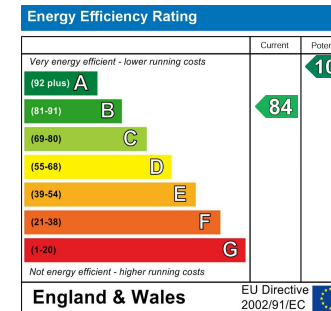
## Externally

To the front there is a driveway providing off road parking for two cars and leading to a garage measuring 19'3 x 9'9 with up and over door to front and power and lighting.

The neatly enclosed rear garden is predominately laid to lawn with side access on both sides, outside tap and area of patio to the immediate rear of the property

## Viewing Arrangements

By Appointment Only. Call Page & Wells Loose Office on 01622746273



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