



8 Queen Anne Road, Maidstone, Kent, ME14 1HB
Offers in excess of £300,000

Page & Wells are delighted to bring to the market this well presented and exceptionally spacious three bedroom home, located in a central position within the town centre. With accommodation appointed over three levels, the ground floor offers two sizeable reception areas, together with a kitchen and bathroom. The first floor features two double bedrooms. The second floor offers real potential as the already large third bedroom, has a further area currently utilised as a store room. Buyers may wish to remove the partition walls to create an even bigger bedroom, or alternatively look at installing en-suite facilities with the correct plumbing etc. This property is ideally placed for the town centre & all it has to offer. Parking permits are available from the local authority for a small annual fee. Located close to rail links to London and the South Coast it also benefits from good schools, primary, secondary and Grammar. Internal viewing is highly recommended. EPC rating: D. Contact Page & Wells on 01622 756703. EPC Rating awaited



Ground Floor

Entrance Hall

Stairs to first floor, radiator.

Lounge

Sash window to front, radiator.

Dining Room 11'10" x 11' (3.61m x 3.35m)

Double gazed door to garden, radiator.

Kitchen 10'10" x 8'4" (3.30m x 2.54m)

Comprising range of wall & base units with worksurface over, inset sink unit, 4 burner hob, built in oven, space for appliances.

Rear Lobby

Cupboard housing boiler.

Bathroom

Comprising panelled bath, wc, wash hand basin.

First Floor

Bedroom One 14' x 12'1" (4.27m x 3.68m)

Two sash windows to front, radiator, built in wardrobes.

Bedroom Two 12' x 9'6" (3.66m x 2.90m)

Window to rear, wardrobe cupboard, radiator.

Second Floor

Bedroom Three 13'6" x 13'1" (4.11m x 3.99m)

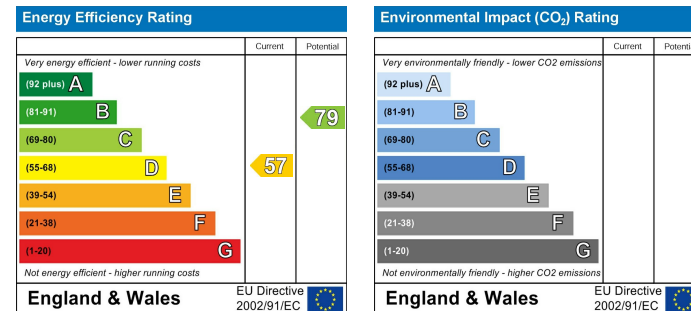
Window to front, built in wardrobe. AGENTS NOTE : A partition wall provides for an additional storage room off the bedroom. Buyers may wish to remove this partition to create a larger bedroom, or alternatively install an en-suite subject to plumbing etc.

Externally

There is a low maintenance garden to the rear.

Viewing

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



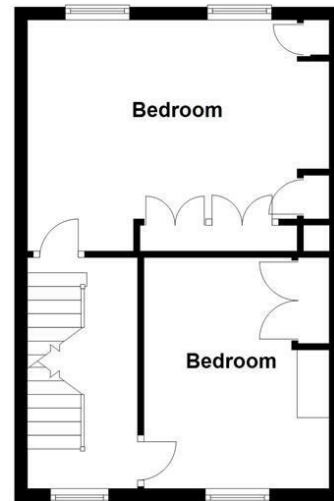
Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part 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



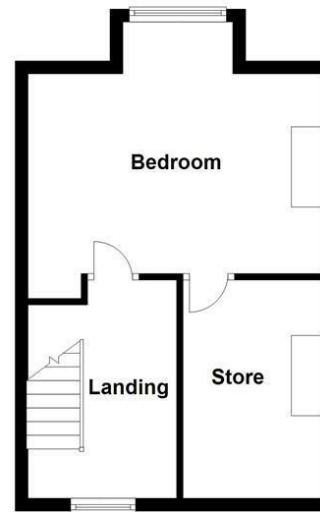
Ground Floor



First Floor



Second Floor



Total area: approx. 114.9 sq. metres (1236.9 sq. feet)

