



**24 Balliol Grove, Maidstone, Kent, ME15 9WQ**  
**Price £415,000**

A SUPERB 4 BEDROOM DETACHED FAMILY HOME SIUTATED IN A QUIET POSITION ON THIS POPULAR DEVELOPMENT AND BEING OFFERED FOR SALE WITH NO FORWARD CHAIN

On offer to the ground floor is an entrance hall, downstairs WC, spacious lounge, stunning open plan kitchen/diner, superb garden room and utility room. On the first floor there is a master bedroom with en suite shower room, 3 further bedrooms and a family bathroom.

The property benefits from gas heating. double glazing together with a driveway for 2 cars and a garage. There is also a good sized rear garden. Viewing of this lovely family home is strongly recommended as it is highly likely to attract a good level of interest. So call Page and Wells on 01622 746273 and book in



## On the Ground Floor

### Entrance Hall

Radiator, staircase to first floor, understairs storage cupboard

### Downstairs WC

WC, sink with tiled splashback, double glazed window to front, extractor fan

### Lounge 19 x 11'3 (5.79m x 3.43m)

Double glazed bay window to front, radiator, TV point

### Fantastic Kitchen/Diner 19'3 x 10'6 (5.87m x 3.20m)

Open plan with dining area with radiator and double doors to the rear.  
Kitchen area is a modern range of fitted kitchen units with worksurfaces, integrated dishwasher, electric oven, microwave and gas hob with extractor hood above, inset sink, integrated fridge/freezer, tiled walls, double glazed window to rear. Storage cupboard understairs

### Garden Room 11'6 x 10'6 (3.51m x 3.20m)

Double glazed windows to side and rear and French doors to rear onto the rear garden, TV point, underfloor heating

### Utility Room 9'6 x 7'9 (2.90m x 2.36m)

A range of fitted kitchen units with worksurfaces, inset sink with drainer, space and plumbing for

washing machine and space for fridge/freezer, tiled walls

## On the First Floor

### Landing

Airing cupboard housing boiler and hot water tank, access to loft with loft ladder and part boarded loft with insulation

### Bedroom 1 12'6 x 10'3 (3.81m x 3.12m)

Double glazed window to front, radiator, built in wardrobes, tv and phone point

### En suite Shower Room 7 x 4'9 (2.13m x 1.45m)

Suite comprising double shower cubicle with tiled walls and power shower unit with glass screen, WC, wash hand basin, double glazed window to side, radiator

### Bedroom 2 10 x 9'3 (3.05m x 2.82m)

Radiator, double glazed window to rear, wardrobes

### Bedroom 3 9'9 x 7'6 (2.97m x 2.29m)

Double glazed window to rear, radiator

### Bedroom 4 8'9 x 6'9 (2.67m x 2.06m)

Radiator, double glazed window to front

### Family Bathroom

Suite comprising panelled bath with mixer taps with shower unit over bath, WC, wash hand basin, extractor fan, tiled walls

## Externally

To the front of the property there is a driveway providing off road parking for 2 cars leading to the attached garage with up and over door to front, power and light and measuring 10'6 x 9'3 with a boarded loft space.

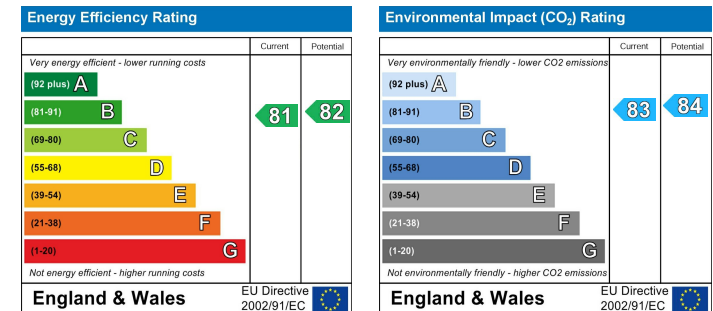
There is also a side access gate leading to the rear garden which is mainly laid to lawn and enclosed by fencing with a paved patio immediately to the rear and a shed to remain

## Viewing

Contact the Loose Office on 01622 746273

## OUTGOINGS

There is an Estate Management charge on this development for communal areas of approx £430 pa.



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