



**68 Sandling Road, Maidstone, Kent, ME14 2RJ**  
**Price guide £310,000 - £325,000**

**\*\*PRICE GUIDE: £310,000 - £325,000\*\*.** No forward chain. The property comprises a quite beautifully presented Grade II listed Georgian family house that stands in a popular residential area close to the town centre.

The accommodation is arranged on three floors with a further useful cellar room providing living accommodation. The house is of classic Georgian style with lovely mellowed brick elevations under a tiled roof and the majority of the windows have fitted shutters. There is a very pleasant garden to the rear of the property with a lovely seating area at the foot of the garden. Internal viewing is thoroughly recommended by the sole selling agents. EPC: exempt. Contact: PAGE & WELLS King Street office 01622 756703.



## GROUND FLOOR:

Entrance door to ...

### Reception Hall

Tiled flooring. Staircase to lower ground floor. Door to ...

### Sitting Room: 12'3 x 11'5 (3.73m x 3.48m)

Glazed window to the front elevation with fitted shutters. Attractive open fireplace with natural brick surround. Inst ceiling lighting.

### Dining Room: 12' x 10' (3.66m x 3.05m)

Tiled flooring. Shuttered window to the rear elevation. Recessed archway with display shelving. Inset ceiling lighting. Staircase to the first floor. Door to ...

### Kitchen: 11'7 x 7' (3.53m x 2.13m)

A beautifully fitted with an excellent range of work surfaces enjoying cupboards, drawers and space under. Franke one and half bowl sink unit. Indesit oven with five-ring gas hob with extractor fan over. Indesit dishwasher. Built in wine rack. Cupboard concealing gas fired boiler serving central heating and domestic hot water. Range of wall cupboards. Part tiled walls. Tiled flooring. Plumbing for washing machine. Part glazed stable door to garden.

## LOWER GROUND FLOOR:

### Cellar Room: 13'7 x 12' (4.14m x 3.66m)

Window to the front elevation. Gas and electric meters.

## FIRST FLOOR:

### Reception Landing

Inset ceiling lighting. Staircase to second floor. Recessed bookshelves.

### Bedroom 1: 14'9 x 12' (4.50m x 3.66m)

A beautifully proportioned principal bedroom with windows to the front elevation. Attractive open fireplace with natural brick surround. Inset ceiling lighting.

### Luxury Family Bathroom

Panelled bath with side mounted tap. Shower cubicle with thermostatically controlled shower. Wash hand basin. Low-level WC. Chrome radiator/towel rail. Part tiled walls. Tiled flooring. Inset ceiling lighting. Extractor fan. Shuttered window to the rear elevation.

## SECOND FLOOR:

### Bedroom 2: 14'8 x 12' (4.47m x 3.66m)

Another well proportioned bedroom with shuttered windows to the front elevation. Access to insulated roof space. Inset ceiling lighting.

### Bedroom 3: 12' x 7'3 (3.66m x 2.21m)

Window to the rear elevation.

## EXTERNALLY:

There is a small area of garden to the front of the

house with wrought iron railing. The rear garden extends in depth to about 55' To the rear of the property is a decked terrace. A small flight of steps leads to an area of lawn with a central pathway leading to a further seating area with BBQ. The lawn has well stocked flower borders.

## VIEWING

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

## DIRECTIONS

Leave Maidstone on the A249 Sittingbourne Road turn left into Holland Road which continues into Well Road. Continue round into Lower Boxley Road taking the exit from the roundabout into Sandling Road where the property will be found on the right hand side.

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