



The Hammers, 15 Warnford Gardens, Loose, Loose, Kent, ME15 6PH
Offers in excess of £500,000



NO FORWARD CHAIN+++ A WELL SPECIFIED AND SPACIOUS FOUR BEDROOM MODERN FAMILY HOME.

Built by the present owners to a good specification, in addition to double glazing and gas central heating with dual controls, it has a high electrical specification, water softening system, instant hot water tap in the kitchen and external CCTV. Designed for minimum maintenance, the entire forecourt is paved to provide good off road parking and the rear garden has extensive paving as well as an area of lawn. Warnford Gardens is a cul-de-sac location close to the central shopping area of Loose with its Sainbury's Local, and parade of shops including a newsagent, chemist, launderette and takeaway outlets. If walking is your hobby, you will be on the edge of the Loose Valley with its clear running stream and several mill ponds. Mainline stations are available in Maidstone and Marden.

Viewing of this excellent home is highly recommended so call Page and Wells on 01622 746273



FEATURES

The Hammers was built by the present owners. The specification includes double glazing throughout and split circuit gas fired central heating allowing separate control of each floor with many radiators fitted with thermostatic valves. There is a good electrical specification and the majority of lighting throughout is with recessed spot lights.

ON THE GROUND FLOOR

Enclosed Entrance Porch

Entered by the front door, there are doors to the garage and the

Entrance Hall

With stairs off to the first floor.

Cloakroom

Fully tiled and providing W.C with concealed cistern, Vanity unit with wash basin, heated towel rail and door to understair cupboard.

Lounge/Diner 31'1 x 12'1 widening to 16' (9.47m x 3.68m widening to 4.88m)

A spacious room with wide double glazed window overlooking the rear garden and door doors opening onto the patio. Well lit with recessed spotlights there is a 7'9 (2.36m) wide shelved alcove for TV etc.

Study 9'3 x 7'9 (2.82m x 2.36m)

Programming controls for central heating system.

Kitchen/Breakfast Room 19'3 x 9'7 (5.87m x 2.92m)

A large well lit room with two double glazed windows and providing extensive work surfaces, including a small breakfast bar area, with a wide array of floor and wall mounted cupboards. There is a Neff 5 ring gas hob with Neff canopy above and a one and a half bowl stainless steel sink unit with mixer tap and separate instant hot and cold filtered water tap. Three cupboards provide housing for dishwasher, washing machine and drier (not included). A separate range of units provides two pull-out larder cupboards and Neff fan oven with fan assisted small oven/grill above. Side door.

ON THE FIRST FLOOR

The Hammers, as with most properties of chalet design, has good

areas of eaves storage including eaves cupboards behind the built in wardrobes.

Landing

Airing cupboard with low wattage heater,

Main Bedroom 13'2 x 10'7 plus dressing room (4.01m x 3.23m plus dressing room)

A good sized master suite with an 8' x 4' (2.44m x 1.22m) dressing area with mirror faced wardrobe cupboards either side (with eaves cupboards behind) which leads to the

En-suite Shower Room

Well lit through a Velux roof light and extensively tiled, it provides a shower cubicle with Aqualisa shower, W.C. and vanity unit providing wash basin with cupboard beneath and mirrored cabinet above.

Bedroom 2 12'6 x 12'4 (3.81m x 3.76m)

Full width mirror fronted wardrobe cupboards with eaves storage space behind.

Bedroom 3 10'9 x 8 (3.28m x 2.44m)

Having a double glazed window to the front, eaves storage

Bedroom 4 9'9 x 7'3 (2.97m x 2.21m)

Two velux windows to rear, eave storage

Family Bathroom 9'10 plus shower x 6'3 max (3.00m plus shower x 1.91m max)

Extensively tiled, it provides a panelled bath with mixer tap, Vanity unit having wash basin with cupboard beneath and mirrored cabinet above, W.C and shower cubicle with Aqualisa shower unit.

EXTERNALLY

Garage 20'2 x 9' (6.15m x 2.74m)

Having an up and over door and rear personnel door, it also houses the Worcester gas boiler and the hot water tank.

Gardens

TO THE FRONT, the forecourt is fully brick paved providing parking for a number of vehicles. There are gated paths either side of the house giving access to the rear.

TO THE REAR, the easily manageable garden is about 45' wide with a maximum depth of about 36'. A large proportion is laid to patio with an area of lawn. There is a timber garden shed measuring approximately 10' x 8' with power and lighting. The excellent patio area is perfect for entertaining and there are 5 lantern style external lights. Outside water tap.

Directions

Leaving Maidstone travel south, bearing right at the Wheatshaf PH and on entering Loose pass the Sainsbury Local and turn right at the traffic lights into Cripple Street. Take the first right into Warnford Gardens and the property is a short distance on the right hand side.

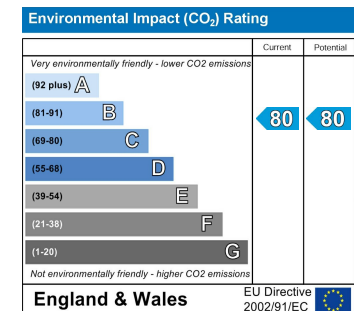
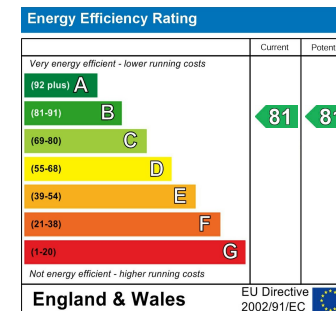
Loose viewing

Strictly by prior appointment. Call the Agent's Loose Road Office on 01622 746273.

45' (13.72m)

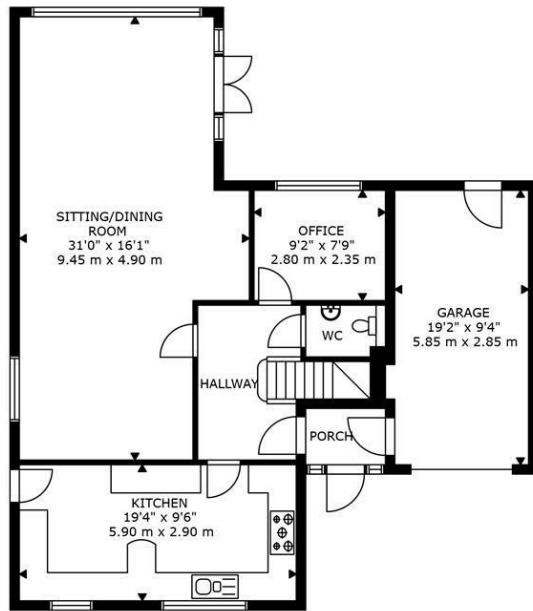
SERVICES

Mains gas, water and electricity. Private drainage to a largester.

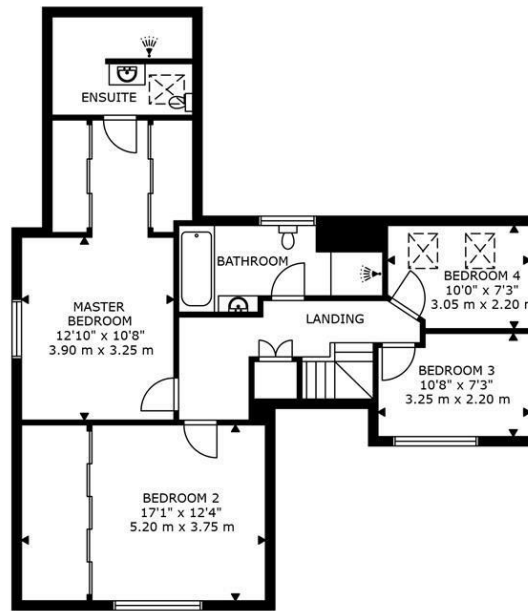


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GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 840 sq ft, 78 m²
 FIRST FLOOR: 840 sq ft, 78 m²
 TOTAL: 1679 sq ft, 156 m²
 GARAGE (EXCLUDED AREA): 183 sq ft, 17 m²

FLOORPLAN FOR GUIDANCE ONLY, NOT TO SCALE OR VALUATIONS PURPOSES. IT MUST NOT BE RELIED UPON AS A STATEMENT OF FACT. ALL MEASUREMENTS AND AREAS ARE APPROXIMATE.

