



**24 Essex Road, Maidstone, Kent, ME15 7QL**  
**Price guide £270,000 - £280,000**

PRICE GUIDE - £270,000 - £280,000. No forward chain. The house is situated in a quiet residential road on the popular Shepway development which lies about one-mile from Maidstone town centre. The immediate area provides excellent local amenities, the county town itself providing a wide range of shopping, educational and social facilities. The original house provided good sized living accommodation with two double bedrooms, it now has an annexe with a bedroom/sitting room, utility room and shower room. The house benefits from gas fired central heating, double glazing and enjoys good sized gardens. Internal inspection is thoroughly recommended by the sole selling agents. EPC rating: D. Contact: PAGE & WELLS King Street office 01622 756703.



## GROUND FLOOR:

Entrance door to ...

### Entrance Hall

Understairs cupboard concealing gas and electric meters. Staircase to first floor.

### Lounge: 13' x 11'2 (3.96m x 3.40m)

Double glazed window to the front elevation. Gas coal effect fire. Archway communicating with ...

### Dining Room: 10' x 8' (3.05m x 2.44m)

Double glazed patio doors opening to ...

### Conservatory: 11'7 x 7'3 (3.53m x 2.21m)

Tiled flooring. Triple aspect. Double glazed double doors opening to the garden.

### Kitchen: 11'9 x 8'9 (3.58m x 2.67m)

A well fitted kitchen with a range of work surfaces having cupboards, drawers and space under. Bosch oven and grill, 4-ring gas hob with extractor fan over. Inset single drainer sink unit with mixer tap and cupboards beneath. Good range of wall cupboards. Part tiled walls. Plumbing for dishwasher. Double glazed window to the rear elevation. Door to ...

## ANNEXE:

### Bedroom/Sitting Room: 11'5 x 7'7 (3.48m x 2.31m)

Double glazed entrance door. Double glazed window to the front elevation. Door to ...

### Utility Room: 7'6 x 4'9 (2.29m x 1.45m)

Work surface with space under. Plumbing for washing machine. Double glazed door to the garden. Door to ...

### Shower Room

Triton shower unit. Pedestal wash hand basin. Low-level WC. Chrome radiator/towel rail.. Extractor fan. Tiled walls. Tiled flooring.

## FIRST FLOOR:

### Bedroom 1: 13' x 12' (3.96m x 3.66m)

A well proportioned principal bedroom with double glazed window to the front elevation. Excellent range of fitted wardrobe cupboards. Airing cupboard concealing hot water tank.

### Bedroom 2: 11'6 x 11' (3.51m x 3.35m)

Double glazed window to the rear elevation.

### Bathroom

White suite. Panelled bath with mixer tap. Aqualisa shower. Wash hand basin in vanity unit with cupboards under. Low-level WC. Part tiled walls. Inset ceiling lighting. Double glazed window to the side elevation.

## EXTERNALLY:

There is an extensive parking forecourt to the front of the house bordered by an area of lawn with flower border. The rear garden is of good size, extending in

depth to about 52' (16m) Immediately behind the house is a paved terrace. An area of lawn with well stocked flower borders. Set within the garden is a sizeable garden shed and a greenhouse. Outside tap.

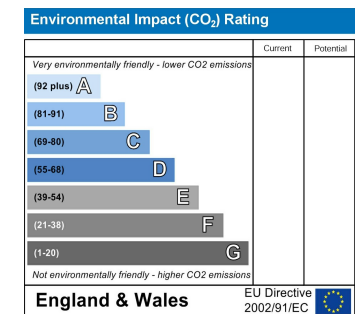
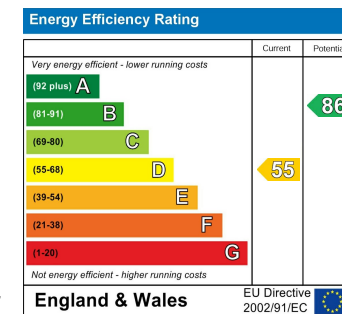
## VIEWING

Viewing strictly by arrangements with the Agent's Head Office:

52-54 King Street, Maidstone, Kent ME14 1DB  
Tel. 01622 756703

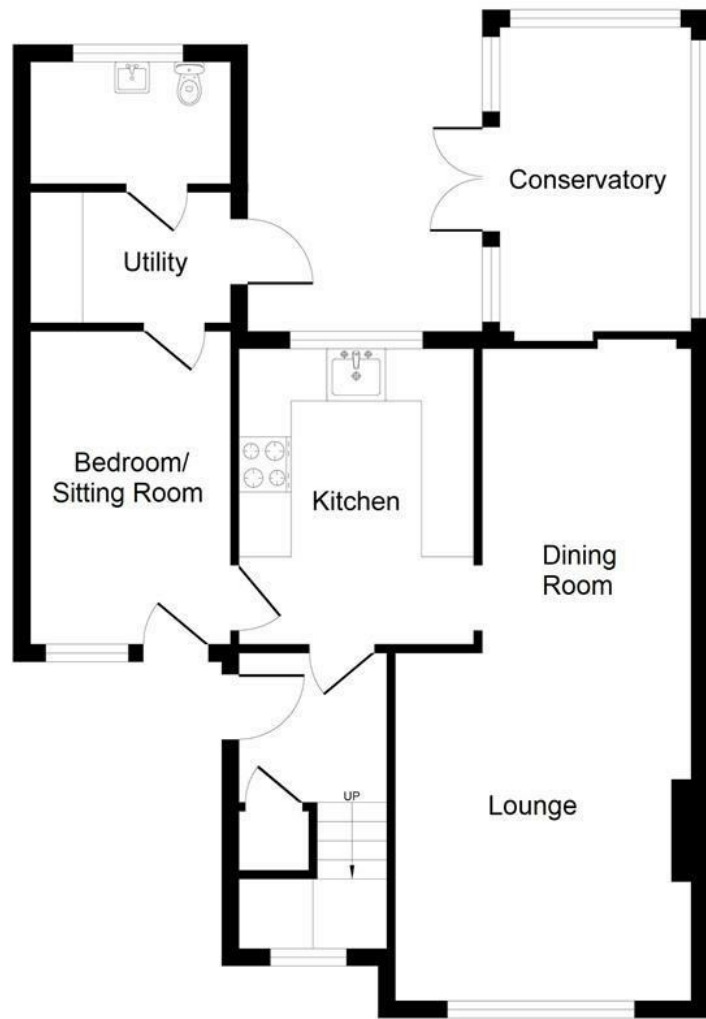
## DIRECTIONS:

Leave Maidstone on the A274 Sutton Road. Go past the Police Headquarters and continue on before turning left into Nottingham Avenue. At the roundabout take the fourth exit into Essex Road where the property will be found on the right hand side.

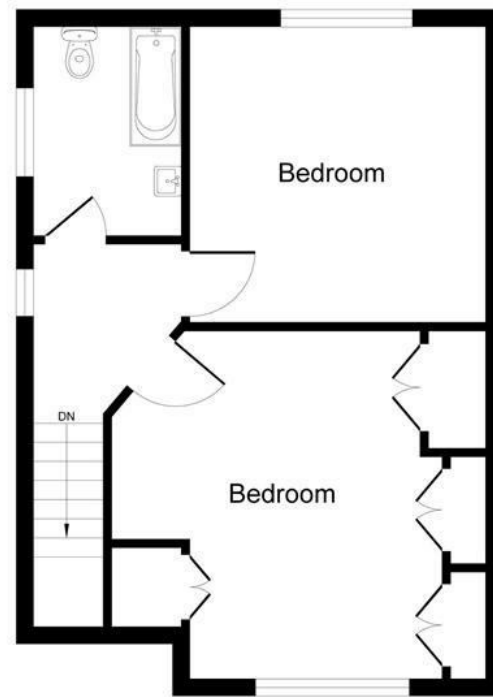


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**Ground Floor**



**First Floor**

Approximate Gross Internal Area  
1065 sq ft - 99 sq m

