



**23 Gleneagles Drive, Maidstone, Kent, ME15 6FH**  
**Guide price £310,000**

Attractive mock Tudor semi detached house | Three bedrooms | Main bedroom with en suite area | Good sized living room | Generous sized dining room | Downstairs WC | Pleasant rear garden backing onto woodland | Off street parking | Cul-de-sac position

A well presented mock Tudor semi detached family home situated in a pleasant and quiet cul-de-sac backing on to Hayle Park Nature Reserve, which lies approximately 1.5-miles south of Maidstone town centre. Maidstone, the county town of Kent offers an excellent range of shops, schools and recreational facilities as well as two mainline railway stations. Gleneagles Drive enjoys a pleasant position backing onto Hayle Park Nature Reserve where there are picturesque walks around Crisbrook Meadow and Hayle Mill pond and for those who enjoy walking, links up stunning walks through the Loose Valley corridor leading into the heart of Loose village.

This well presented property offers well planned and spacious accommodation which boasts entrance hall, cloakroom, good sized living room, generous sized dining room and fitted kitchen to the ground floor. To the first floor is a landing, main bedroom (with en-suite shower area) and two further bedrooms and bathroom. In addition to this the property benefits from double glazed windows and gas fired central heating. Externally the property has a front garden, a block paved driveway providing off-street parking facilities, side pedestrian access leads round to a pleasant enclosed rear garden enjoying a southerly aspect backing onto Hayle Park Nature Reserve. Internal viewing is highly recommended by the sole selling agent to appreciate the property's position. EPC rating: awaited. Contact: PAGE & WELLS Larkfield office 01732 841164.



### Ground Floor

Door to....

### Entrance Hall

Laminate floor, radiator, door to front.

### Cloakroom/Wc

Suite comprising low level WC, wash hand basin with splash back tiling, radiator, laminate flooring.

### Living Room 17'6 x 12'9 (5.33m x 3.89m)

(Max measurements inclusive of stairs). Double glazed windows to rear and side, double glazed double doors to rear, laminate flooring, 2 x radiators, under stairs cupboard, stairs to first floor.

### Dining Room 15'6 x 7'10 (4.72m x 2.39m)

Double glazed window to front, laminate flooring, radiator, cupboard housing wall mounted boiler.

### Kitchen 12'7 x 5'3 (3.84m x 1.60m)

(Max measurements inclusive of fitted units). Wall and base cupboards with roll top work surface with inset sink with mixer tap, integrated appliances include dishwasher, washing machine and fridge/freezer, built in oven, inset gas hob with hood above, double glazed window to front with fitted blind and double glazed window to side, part tiled walls, laminate flooring, down lighters, radiator.

### First Floor

### Landing

Carpet as laid, Loft hatch, built in airing cupboard housing hot water cylinder.

### Bedroom 11'5 x 10 (3.48m x 3.05m)

Double glazed window to front, carpet as laid, radiator, open plan to ...

### En Suite Shower Area

Wash hand basin with cupboard under, tiled shower cubicle housing Aqualisa power shower, double glazed obscured window to front with fitted blind, heated towel rail, carpet as laid.

### Bedroom 9'5 x 7'7 (2.87m x 2.31m)

Double glazed window to rear with fitted blind (enjoying views over woodland), carpet as laid, radiator.

### Bedroom 9'3 x 9'7 reducing to 6'2 (2.82m x 2.92m reducing to 1.88m)

(L-shaped). Double glazed window to rear with fitted blind (enjoying views over woodland), carpet as laid, radiator.

### Bathroom/WC

Suite comprising low level WC, wash hand basin, panelled bath with mixer tap and shower attachment, tiled walls and tiled floor, heated towel rail, double glazed obscured window to side.

### External

### Front Garden

Mainly laid to lawn with paved path leading to front and side pedestrian access.

### Drive

Block paved driveway providing off street parking.

### Rear Garden

Pleasant private and enclosed rear garden with patio adjacent to the rear opening up to an area mainly laid to lawn with woodland to the rear. Timber shed to remain.

### AGENTS NOTE

The property is situated in a private road and there is a residents scheme where residents pay currently an annual fee of £35.00.

Notice Under the Estate Agents Act 1979

Page & Wells Ltd disclose an interest in this property in accordance with the provisions of the Estate Agents Act 1979.

### Viewing Arrangements

Strictly by arrangement with the Agent's Larkfield Office:

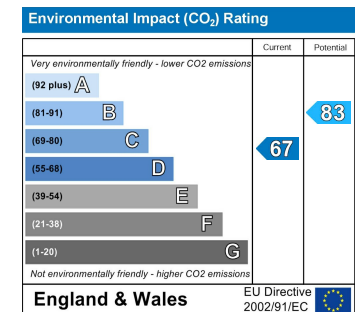
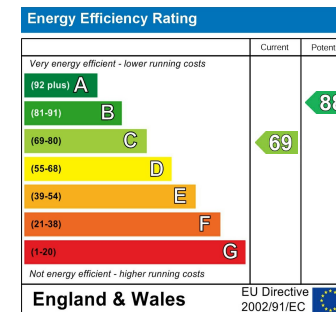
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Website: [www.pageandwells.com](http://www.pageandwells.com)

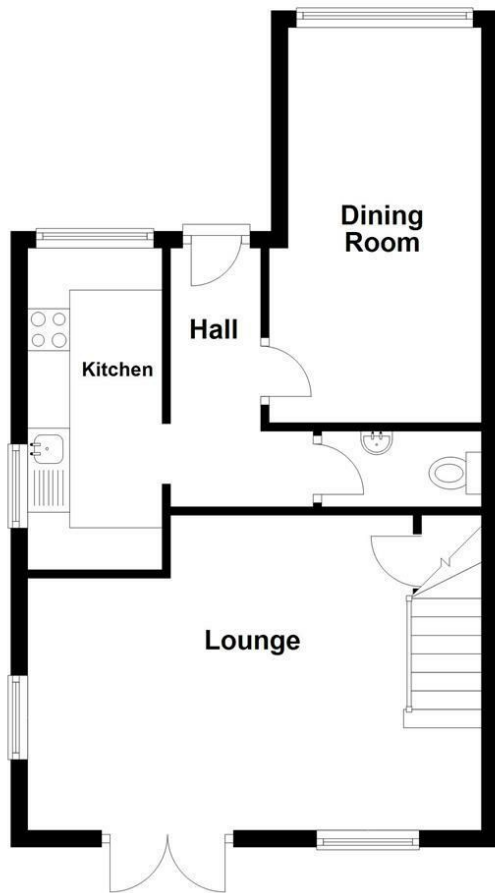
### EPC Rating



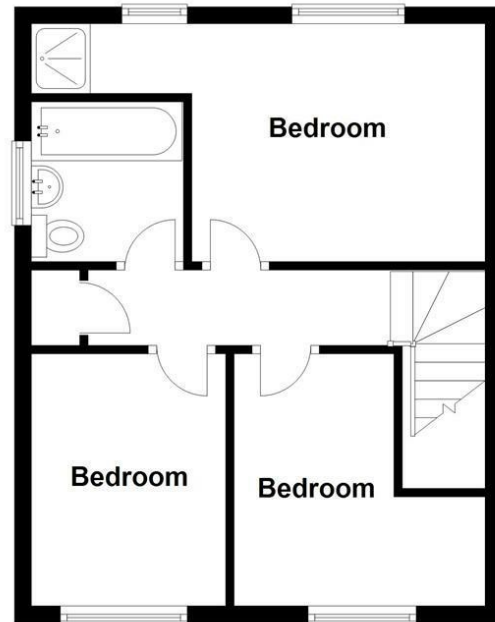
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### Ground Floor



### First Floor



Total area: approx. 80.6 sq. metres (867.1 sq. feet)

