



Warnford Gardens, Maidstone, ME15 6PH

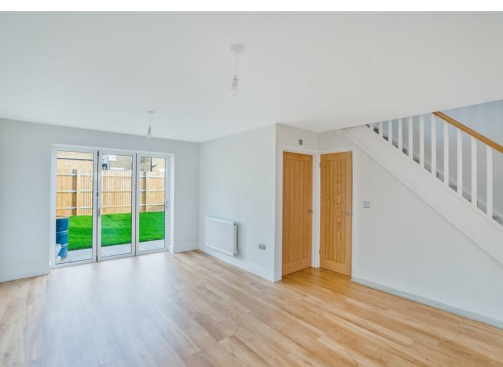
Price £475,000

****TAKE THE VIRTUAL TOUR**EXECUTIVE NEW BUILD DETACHED FAMILY HOME WITH FOUR BEDROOMS AND OFFERED WITH TEN YEAR BUILD ZONE WARRENTY SITUATED IN THE SOUGHT AFTER VILLAGE OF LOOSE**

Situated in the charming village of Loose this executive family home is an ideal place to live. Providing a privileged lifestyle for its residents the property resides in a convenient location close to numerous amenities and train connections to London via Maidstone West, Staplehurst or Marden Stations. The picturesque Loose Valley Conservation area is a short stroll away with a babbling brooks, stunning views and country walks. Family living is also well served with Tiger Primary school just a 10 minute walk and a number of grammar schools in easy reach of this fabulous home.

Finished to a high standard with solar panels built into the roof tiles and electric charging points outside and a cleverly designed layout this light and airy home offers four bedrooms including a ensuite to the main bedroom and family bathroom to the first floor. On the ground floor there is an entrance hall, downstairs cloakroom, useful utility room, stunning open plan kitchen/diner and a separate lounge both with bi-folding doors opening onto the garden. The block paved driveway provides ample parking and the rear garden is neatly enclosed.

A property of this quality will generate plenty of interest so call Page & Wells Loose Office on 01622 746273 to book your viewing today and avoid missing out.



18, Warnford Gardens, Maidstone, Kent, ME15 6PH

To The Ground Floor

Entrance Hall

Downstairs Cloakroom

Sitting Room 19'4 x 13'1 (5.89m x 3.99m)

Stunning Open Plan Kitchen/Diner

Kitchen Area 13'7 x 10'2 (4.14m x 3.10m)

Dining Area 19 x 13'5 (5.79m x 4.09m)

Utility Room 8'6 x 6'3 (2.59m x 1.91m)

To The First Floor

Landing

Main Bedroom 15'1 x 13'9 maximum measurements
(4.60m x 4.19m maximum measurements)

Ensuite Shower Room

Bedroom 2 13'1 x 9'6 (3.99m x 2.90m)

Bedroom 3 13'1 x 9'6 (3.99m x 2.90m)

Bedroom 4 12'2 x 9'10 (3.71m x 3.00m)

Family Bathroom

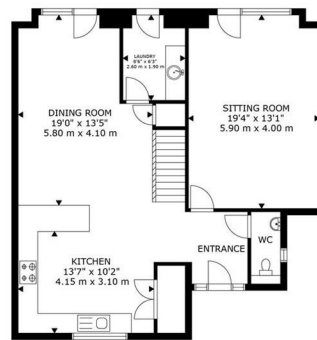
Externally

Driveway to Front

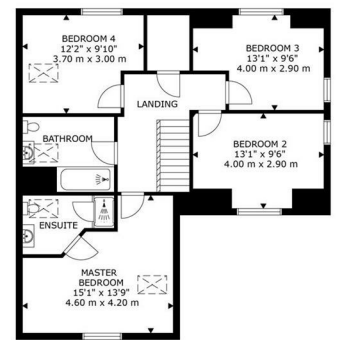
Garden to Rear

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			94
(81-91) B		87	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
GROUND FLOOR: 861 sq ft, 80 m²
FIRST FLOOR: 775 sq ft, 72 m²
TOTAL: 1636 sq ft, 152 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.



Certificate No: 15220/1



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