



**Huntsmans House Huntsman Lane, Maidstone, Kent, ME14 5DR**  
**Price guide £470,000 - £510,000**

PRICE GUIDE £470,000 - £490,000.

The property is situated in a convenient setting close to Maidstone town centre. All of the county town's amenities are within walking distance and there is convenient access to the M20 motorway providing fast travel to London and the Kent coastline.

The property comprises a well presented four bedroom detached family house which is in immaculate order throughout. The house benefits from double glazing and gas fired central heating. Internal viewing is thoroughly recommended by the sole selling agents. EPC rating: C. Contact: PAGE & WELLS King Street office 01622 756703.



### GROUND FLOOR:

Double glazed entrance door to ...

#### Entrance Hall: 18'5 x 7' (5.61m x 2.13m)

Maximum measurements. Staircase case to first floor. Inset ceiling lighting. Oak flooring. Understairs cupboard concealing Vaillant gas fired boiler serving central heating and domestic hot water. Hot water tank, time clock and programmer.

#### Cloakroom

Low-level WC. Wash hand basin in vanity unit with drawers under. Chrome radiator/towel rail. Inset ceiling lighting. Extractor fan. Tiled flooring.

#### Living Room: 20'9 x 11'6 (6.32m x 3.51m)

A beautifully proportioned principal room enjoying double aspect. Oak flooring. Inset ceiling lighting. Double glazed double doors opening to the courtyard garden.

#### Kitchen/Dining Room: 20'8 x 9' (6.30m x 2.74m)

The KITCHEN AREA has an excellent range of work surfaces with cupboards, drawers and space under. Butler sink with mixer tap. CDA stainless steel double oven and grill, 5-ring gas hob with extractor fan over. Built in fridge/freezer. Built in dishwasher. A range of wall cupboards. The DINING AREA has matching tiled flooring. Double glazed door to car port. Double glazed double doors opening to the rear courtyard.

### FIRST FLOOR:

#### Landing

Access to insulated roof space.

#### Bedroom 1: 15'1 x 12'4 (4.60m x 3.76m)

A well proportioned principal bedroom enjoying double aspect. Mirror fronted wardrobe cupboards.

#### Luxury En-suite Shower Room

Shower cubicle with thermostatically controlled shower. Wash hand basin in vanity unit with drawers under. Low-level WC. Chrome radiator/towel rail. Extractor fan. Inset ceiling lighting. Part tiled walls. Tiled flooring.

#### Bedroom 2: 15' x 13' (4.57m x 3.96m)

Maximum measurements. Another well proportioned room enjoying double aspect with mirror fronted wardrobe cupboards. Door to ...

#### Luxury En-suite Shower Room

Shower cubicle with thermostatically controlled shower. Wash hand basin in vanity unit with drawers under. Low-level WC. Chrome radiator/towel rail. Tiled flooring. Part tiled walls. Inset ceiling lighting. Extractor fan.

#### Bedroom 3: 11'5 x 9'4 (3.48m x 2.84m)

Double glazed window to the front elevation.

#### Bedroom 4: 11'5 x 7' (3.48m x 2.13m)

Double glazed window to the front elevation.

#### Luxury Family Bathroom

Panelled bath with wall mounted mixer tap. Wash hand basin in vanity unit with cupboards and drawers under. Shower cubicle with thermostatically controlled shower. Low-level WC. Chrome radiator/towel rail. Extractor fan. Inset ceiling lighting.

### EXTERNALLY:

#### Covered Car Port: 23' x 10'3 (7.01m x 3.12m)

There is an area of lawn to the front of the house. A side gate gives access to a courtyard garden with ragstone walling.

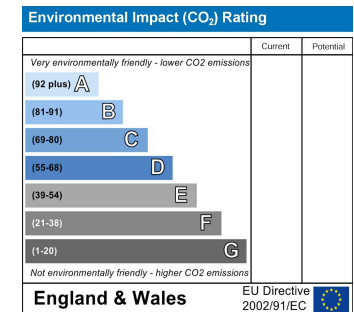
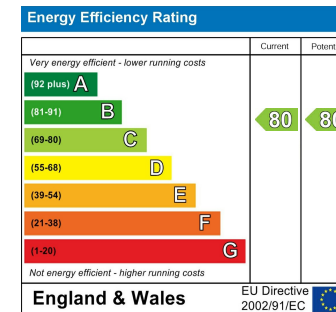
### VIEWING

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

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

### DIRECTONS

Leave Maidstone on the Ashford Road and proceed towards Bearsted. After a short distance turn left into Huntsmans Lane and continue round where the property will be found on the left hand side.



Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979



