



**12 The Hurstings, Maidstone, Kent, ME15 6YN**  
**Offers in excess of £350,000**

The property is situated in a popular residential area close to Maidstone town centre with the house enjoying lovely views over the River Medway.

The house has been greatly improved and extended by our clients and is finished to a very high specification. There is wonderful open plan accommodation on the ground floor with four bedrooms on the first floor. The house benefits from gas fired central heating and double glazing, with the majority of the windows having fitted shutters. Internal inspection is thoroughly recommended by the sole selling agents. EPC rating: D. Contact: PAGE & WELLS King Street office 01622 756703.



### GROUND FLOOR:

Double glazed entrance door to ...

### Entrance Hall

Door to ...

### Cloakroom

Wash hand basin with cupboard under. Low-level WC. Part tiled walls. Tiled flooring.

### Lounge: 12'9 x 12'7 (3.89m x 3.84m)

Shuttered window to the front elevation. Inset ceiling lighting. Archway to ...

### Inner Hallway: 9' x 7'7 (2.74m x 2.31m)

Under stairs cupboard with automatic lighting. Wide archway to ...

### Dining Room: 22'9 x 8' (6.93m x 2.44m)

Double glazed window to the front elevation with fitted shutters. Inset ceiling lighting. Door to utility room.

### Sitting Room: 13'1 x 10'1 (3.99m x 3.07m)

Three wall light points. Double glazed patio doors opening to the garden.

### Kitchen: 16'7 x 7'6 (5.05m x 2.29m)

A beautifully fitted kitchen with an extensive range of work surfaces with cupboards, drawers and space under. Inset single drainer sink unit. Hot and cold water dispenser. Plumbing for dishwasher. Built in fridge/freezer. Ceramic hob with extractor fan over, built in oven. Range of wall cupboards. Tiled flooring. Part tiled walls. Inset ceiling lighting. Wall mounted gas fired boiler serving central heating and domestic

hot water, time clock and programmer. Double glazed window to the rear elevation.

### Utility Room: 15'9 x 5'10 (4.80m x 1.78m)

Maximum 'L' shaped measurements. Work surface with space under. Inset single drainer sink unit with cupboard under. Range of floor units. Range of wall cupboards. Tiled flooring. Double glazed door to garden.

### FIRST FLOOR:

#### Landing

Airing cupboard housing hot water tank. Access to insulated roof space.

### Bedroom 1: 10'10 x 9'1 (3.30m x 2.77m)

Double glazed window to the rear elevation with river views. Range of built in wardrobe cupboards inset ceiling lighting.

### Bedroom 2: 17'2 x 7'9 (5.23m x 2.36m)

Double glazed windows to front and rear with fitted shutters. Built in wardrobe cupboards. Inset ceiling lighting.

### Bedroom 3: 9'7 x 8'5 (2.92m x 2.57m)

Double glazed window to the front elevation with fitted shutters. Built in wardrobe cupboards.

### Bedroom 4: 10'9 x 6'10 (3.28m x 2.08m)

Double glazed window to the front elevation with fitted shutters. Wardrobe cupboard.

### Luxury Family Shower Room

Shower cubicle with thermostatically controlled

shower. Low-level WC. Wash hand basin in vanity unit with drawer under. Tiled flooring. Tiled walls. Inset ceiling lighting. Double glazed window to the rear elevation.

### EXTERNALLY:

A brick paviour driveway provides parking for several cars. The rear garden has an area of lawn with paved terraces, flower beds and lovely river views.

### VIEWING

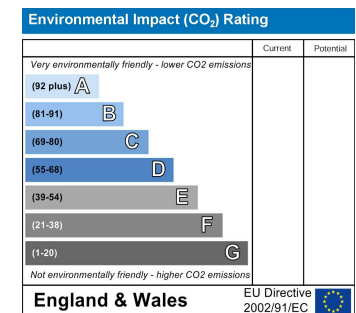
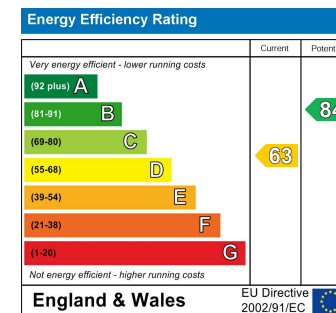
Viewing strictly by arrangements with the Agent's Head Office:

52-54 King Street, Maidstone, Kent ME14 1DB

Tel. 01622 756703

### DIRECTIONS:

Entering Maidstone on the A229 Loose Road bear left into Sheals Crescent then left into Old Tovil Road. Continue on before bearing right into Church Road and continue on before turning right into Launder Way, over the roundabout and turn left into The Hurstings.



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