



- **DOUBLE GLAZED**
- **EN-SUITE TO MAIN BEDROOM**
- **UNDER FLOOR HEATING TO BOTH BATHROOMS AND EN-SUITE**
- **GFCH**
- **JACUZZI BATH**
- **DOWNSTAIRS CLOAKROOM**



Tonbridge Road
Maidstone, ME16 9LH

Offers over £500,000



Seekers are pleased to offer this attractive and well-appointed 4-bedroom home which was extended in the 1970s to provide the perfect home for the growing family.

The property is in superb decorative order throughout and maintained to a high standard with 3 reception rooms and 3 bathrooms. The property is offered with NO FORWARD CHAIN.

The property has many features including leaded light windows to some rooms and electronic dimmer switches to many rooms. This property is an absolute gem.

You can simply move in and put your feet up!

The Property

Entrance Hall - Deep cupboard - Alarm control

Downstairs cloakroom - Underfloor heating, hand basin and WC

Kitchen - 12'2 (3.7m) x 11'10 (3.6m) - A range of eye level and floor units with under unit lighting. There is a large "Stoves" range cooker with 7 burner gas hob, electric grill and double gas oven, fitted dishwasher, fitted washing machine / tumble dryer.

Breakfast Area - 8'6 (2.6m) x 8'10 (2.7m)

Dining Room - 16'1 (4.9m) x 12'10 (3.9m) Double doors leading to large decked patio area and garden. Under stair storage.

Lounge - 16'1 (4.9m) x 11'10 (3.6m) Feature fireplace and large windows to the front of the property.

Stairs to landing

Landing - Hatch to boarded attic with a drop-down ladder.

Bedroom 1 - 13'1 (4.0m) x 12'2 (3.7m) Double bedroom with large en-suite, with underfloor heating, shower, hand basin and WC. Fitted wall to wall wardrobe with glass sliding doors, shelves, drawers and hanging space.

Bedroom 2 - 12'2 (3.7m) x 11'10 (3.6m) – Double bedroom

Bedroom 3 - 10'2 (3.1m) x 9'10 (3.0m) – Double bedroom

Bedroom 4 - 9'2 (2.8m) x 9'10 (3.0m) – Double bedroom

Family Bathroom - Underfloor heating, Jacuzzi Bath, hand basin and WC

Outside

To the front parking for up to 4 cars.

To the back, approx. 100 ft rear garden mainly laid to lawn with a very attractive, large decked patio. There is a sizable basement accessed from the rear garden.

Gated side access from front to the rear of the property.

Vendors personal note

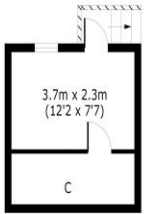
When we were looking for a larger home to start our family, we found new build properties simply too small. Walking through the door of Tonbridge Road, we immediately fell in love with the flow of the house and its potential.

After 4 months hard work, we transformed our house into a modern, spacious home, and welcomed and raised our two children. We are close to Barming railway station, hospital and excellent schools and parks. There is a wonderful feeling of community and great neighbours. We are sorry to leave but are moving abroad.



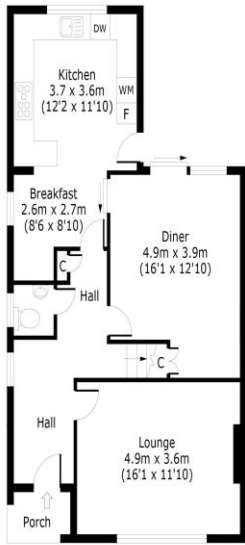
Basement

Approx. 13.3 sq. meters
(143 sq. feet)



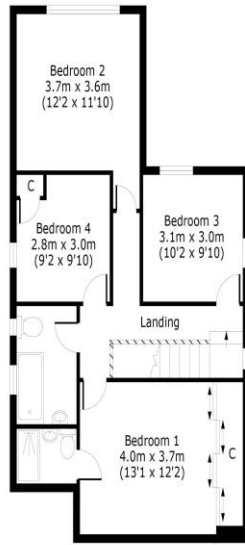
Ground Floor

Approx. 69.6 sq. meters
(749 sq. feet)



First Floor

Approx. 69.4 sq. meters
(747 sq. feet)



Total area: approx. 152.3 sq. meters (1639 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	