

RICS  
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Property  
Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © robecom 2023.  
Produced for Simon Miller & Company. REF: 103423



Approximate Area = 1524 sq ft / 141.5 sq m  
 Outbuilding = 198 sq ft / 18.4 sq m  
 Total = 1722 sq ft / 159.9 sq m

For identification only - Not to scale  
**Broad Oak Avenue, Maidstone, ME15**

Asking Price £500,000  
 EPC RATING: C

**36 Broad Oak Avenue, Maidstone, ME15 6DL**





This fabulous family home has been extended by the current owners to provide spacious and versatile living accommodation.

You are welcomed into a large hallway leading to three reception rooms one of which could be used as a bedroom, ideal for elderly relatives and extra visitors! The large sitting room has a cosy open fireplace with log burning stove and French doors opening out to the garden. To the side is a dining room with French doors leading to a spacious kitchen.

The first floor comprises four bedrooms, a family bathroom and an en suite to the master bedroom which also has a good sized dressing area.

The Landscaped garden is beautifully designed with various seating areas, a water feature and both patio and decked areas all complemented by raised flower beds with mature shrubs and bushes.

The driveway to the front has parking for several vehicles.

Located in a highly desirable road within the popular area of Loose known for its stunning walks, excellent schools and local amenities this lovely family home offers excellent lifestyle living.

### MATERIAL INFORMATION

**Freehold**  
**Council Tax Band F**  
**EPC Report C**



- Extremely Spacious Family Home with Versatile Accommodation • Driveway with Parking for Several Cars • Four Bedroom Detached House • Three Reception Rooms • Shower Room • Family Bathroom • Downstairs WC • Superb Kitchen/Dining Room • Lovely Garden Room

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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