

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndhcom 2024. Produced for Simon Miller & Company. REF: 1131841



Approximate Area = 1517 sq ft / 141 sq m
 Outbuilding = 149 sq ft / 13.8 sq m
 Total = 1666 sq ft / 154.7 sq m
 For identification only - Not to scale

Langdale Rise, Maidstone, ME16

PREVIEW

24 Langdale Rise, Maidstone, ME16 0EU

**Asking Price £525,000
 EPC RATING: D**





In need of cosmetic improvement is this four bedroom detached family home offering flexible accommodation.

The main body of accommodation consists of entrance hallway, dual reception room, open plan dining room into the extension across the rear, kitchen, downstairs cloakroom. To the first floor there are four bedrooms and the family bathroom.

The property is offered chain free and offers a new buyer a blank canvass to extend and enhance the property to their own style (subject to planning permission) and in doing so create their forever family home.

Langdale Rise is a premium road within Maidstone and is always highly sought after. The road is located in a very quiet position whilst still being easily accessible to Maidstone town where you can enjoy all of the shopping and social amenities that the Maidstone has to offer. A key factor to note is that the property is located within close proximity to both Oakwood Park Grammar School for boys and Maidstone Grammar School for girls, making this area even more desirable for families. Finally the property is also easily accessible to the M20 making it highly convenient for those who commute or need good transport links.

MATERIAL INFORMATION

Freehold
Council Tax Band
EPC Report D



- Extended Four Bedroom Detached House • Chain Free • Three Reception Rooms • Garage & Driveway • Very Popular Area Close To Schools & Shops • Gardens To The Front & Rear

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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