

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: 162078



Approximate Area = 868 sq ft / 80.6 sq m
 Annexe = 445 sq ft / 41.3 sq m
 Garage = 150 sq ft / 13.9 sq m
 Total = 1463 sq ft / 135.8 sq m

For identification only - Not to scale

Langdale Rise, Maidstone, ME16

Guide Price £490,000
EPC RATING: C

42 Langdale Rise, Maidstone, ME16 0EU





GUIDE PRICE: £490,000-£500,000

Welcome to Langdale Rise, Maidstone - a charming location that could be the perfect setting for your new home! This delightful four-bedroom detached house, built between 1960-1969, offers a spacious 1,259 sq ft of living space, ensuring plenty of room for you and your family. The house is currently arranged as a three bedroom house together with a fully self contained one bedroom annexe. The property can either be used in its current format which would suit a family looking for an annex, alternatively it could be put back to one dwelling quite easily.

One of the standout features of this property is the garage and off-road parking, accommodating up to 5 vehicles. Say goodbye to the hassle of searching for parking spaces - you'll have plenty of room for all your vehicles right at your doorstep.

Located in a popular area, Langdale Rise offers more than just a house - it provides a lifestyle. Imagine coming home to a beautifully presented house, where every corner exudes warmth and comfort. Whether you're enjoying a quiet evening indoors or hosting a gathering with friends, this property is sure to meet all your needs.

Don't miss out on this fantastic opportunity. With its ideal location, generous living space, and charming features, this four-bedroom detached house is ready to welcome you home.

MATERIAL INFORMATION

Freehold
Council Tax Band F
EPC Report C



• Three/Four Bedroom Family Home With Self Contained Annex • Electric Vehicle Charging Point • Garage And Off Road Parking For Several Vehicles • Beautifully Presented Throughout • Very Popular Area Close To Schools & Shops • Gardens To The Front & Rear • GUIDE PRICE: £490,000-£500,000

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.

11, COLMAN HOUSE, MAIDSTONE, KENT, ME14 1DJ | 01622 691255 | MAIDSTONESALES@SIMONMILLER.CO.UK