

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: 1115100



Chamberlain Avenue, Maidstone, ME16
 Approximate Area = 1241 sq ft / 115 sq m (includes garage)
 For identification only - Not to scale

71 Chamberlain Avenue, Maidstone, ME16 8NY

Fixed Asking Price £375,000
EPC RATING: D





Situated On Chamberlain Avenue to the West of Maidstone is this extended three-bedroom, two-bathroom family home. The extended ground floor accommodation provides for living room, dining room, kitchen, conservatory, utility room and shower room. Upstairs there are three bedrooms and a family bathroom with separate W/C.

Externally to the front there is off street parking and access to garage. To the rear there is a good sized garden with hard standing patio area, remainder mainly laid to lawn with mature flower, shrubs and bushes.

The property is offered chain free and offers the new owner the fantastic opportunity for further extending and enhancing the space available (subject to planning permission being obtainable).

Chamberlain Avenue is located in the suburb of Fant, which is situated approximately 1.5 miles northwest of Maidstone town centre. The area is largely residential, with a few local shops and amenities nearby. The area is well served by highly regarded primary, secondary & grammar schools.

Chamberlain Avenue itself is a quiet residential street, with a mix of semi-detached and terraced houses. There are several green spaces in the local area, including Gatland park, Clare park and Fant Nature Reserve, which provide pleasant areas for outdoor recreation.

MATERIAL INFORMATION

Freehold
Council Tax Band D
EPC Report D



• Chain Free Family Home • Stunning Views Over The Medway Valley • Extended Three Bedroom Semi-Detached Home • Garage and Off-Street Parking • Well Presented Rear Garden • Easy Access To The Town Centre & Amenities • Conservatory • Close Distance From The River With Its Cycle & Walking Paths • Family Bathroom and Ensuite Shower 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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