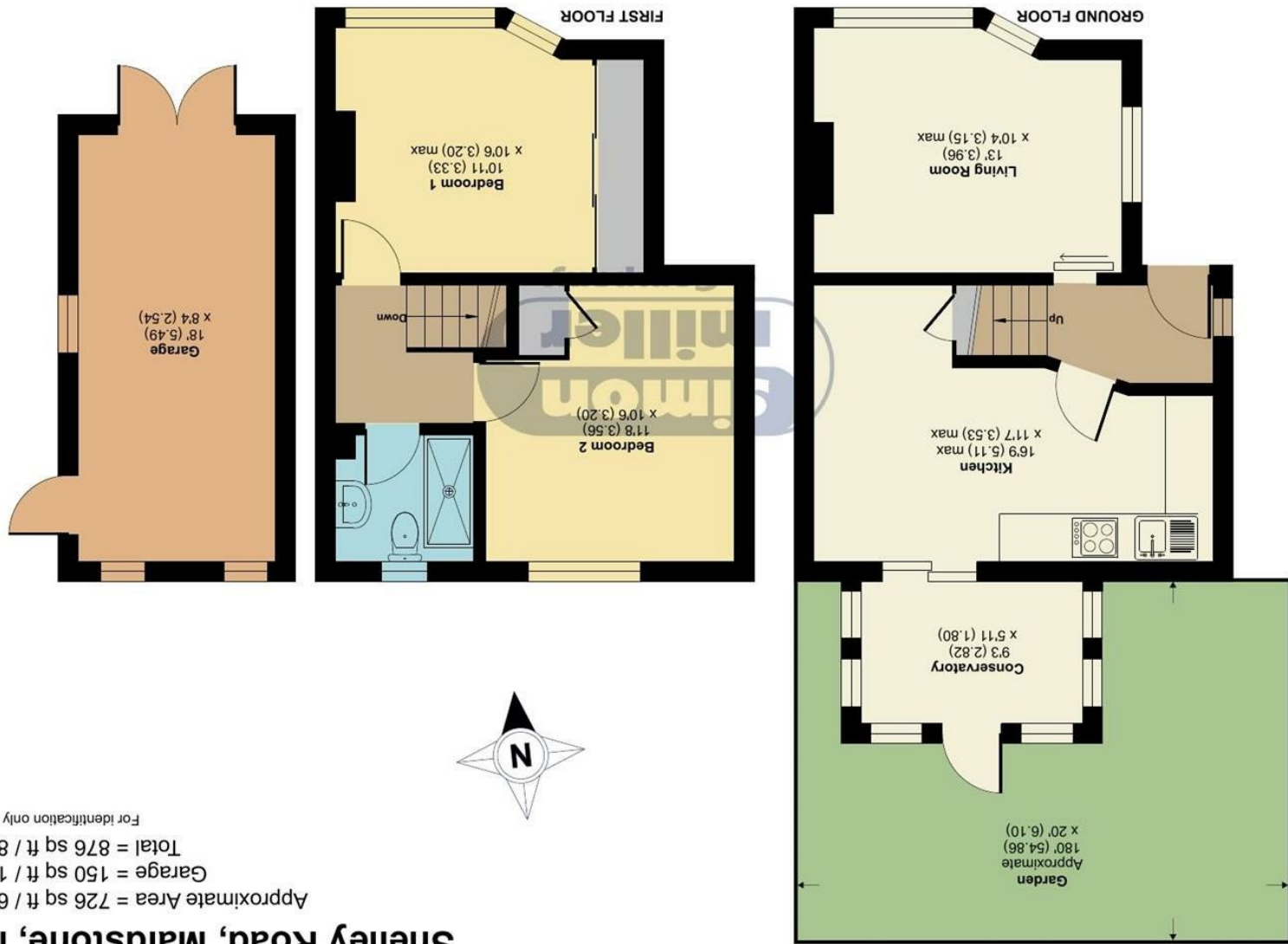


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndhcom 2024. Produced for Simon Miller & Company. REF: 1165882



Approximate Area = 726 sq ft / 67.4 sq m  
 Garage = 150 sq ft / 13.9 sq m  
 Total = 876 sq ft / 81.3 sq m  
 For identification only - Not to scale

**Shelley Road, Maidstone, ME16**

Asking Price £325,000  
 EPC RATING: D

**8 Shelley Road, Maidstone, ME16 8NS**





Nestled on the charming Shelley Road in Maidstone, this delightful two-bedroom semi-detached family home from the 1940s era is a gem waiting to be discovered. As you step inside, you are greeted by a reception room perfect for relaxing evenings. The property boasts a well-appointed open plan kitchen/diner, ideal for hosting family gatherings or intimate dinners.

With two bedrooms, this home offers ample space for a growing family or visiting guests. The generous family garden to the rear is a tranquil oasis, perfect for enjoying a morning coffee or hosting summer barbecues.

Convenience is key with parking available for up to two vehicles, ensuring you never have to worry about finding a spot. The added bonus of a garage provides extra storage space or a secure spot for your vehicle. To the rear is a much larger than average (approx 180ft) garden with mature trees, shrubs and bushes.

Situated close to popular schools and Maidstone Hospital, this property is ideal for families or healthcare professionals looking for a convenient location. Don't miss out on the opportunity to make this charming semi-detached house your new home.

### MATERIAL INFORMATION

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



- Chain Free Two Bedroom Semi Detached Family Home
- Stunning Countryside Views To The Rear
- Garage & Off Street Parking
- Quiet Cul De Sac Location
- Approximately 180ft Rear Garden
- Close to Nearby Popular Schools
- Close To Maidstone Hospital & Transport Links
- Open Plan Kitchen/Diner
- Shed And Green House Both With Electric Points

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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