

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: 1173725



Approximate Area = 1101 sq ft / 102.2 sq m  
 Garage = 224 sq ft / 20.8 sq m  
 Total = 1325 sq ft / 123 sq m  
 For identification only - Not to scale

**Nursery Avenue, Maidstone, ME16**

**Guide Price £450,000**  
**EPC RATING: C**

**19 Nursery Avenue, Maidstone, ME16 0HP**





GUIDE PRICE £450,000 - £475,000

Welcome to this charming extended three-bedroom semi-detached home located on Nursery Avenue in Maidstone. Built in the 1930s, this property exudes character and offers a generous 1,100 sq ft of living space.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The property boasts three well-proportioned bedrooms, providing ample space for a growing family or those in need of a home office.

Situated in a peaceful cul-de-sac, this home offers a tranquil environment while still being conveniently located close to a wide range of schools and amenities. For those who rely on public transport, good transportation links are easily accessible, making commuting a breeze.

One of the standout features of this property is the garage, providing secure parking or additional storage space. Furthermore, the potential to extend, subject to obtaining the necessary planning permissions, offers the opportunity to truly make this house your own.

Don't miss out on the chance to own this delightful semi-detached home with its blend of character, space, and potential. Contact us today to arrange a viewing and envision the possibilities that this property holds for you and your family.

## MATERIAL INFORMATION

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



- GUIDE PRICE £450,000 - £475,000 • Extended Three Bedroom Semi Detached Home • Garage & Off Road Parking For Several Vehicles • Mature Rear Garden • Cul De Sac Location • Close To Wide Range Of Schools, Amenities And Maidstone Hospital • Good Transportation Links • Potential To Extend

### STPP • Two Reception Rooms

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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