



Approximate Area = 1163 sq ft / 108 sq m  
For identification only - Not to scale

**Evelyn Road, Maidstone, ME16**

**Guide Price £325,000**

**EPC RATING: D**

**12 Evelyn Road, Maidstone, ME16 8BL**





Located on the charming Evelyn Road, Maidstone, this three-bedroom Victorian terraced house is a true gem waiting to be discovered. This property exudes character and history, offering a unique living experience.

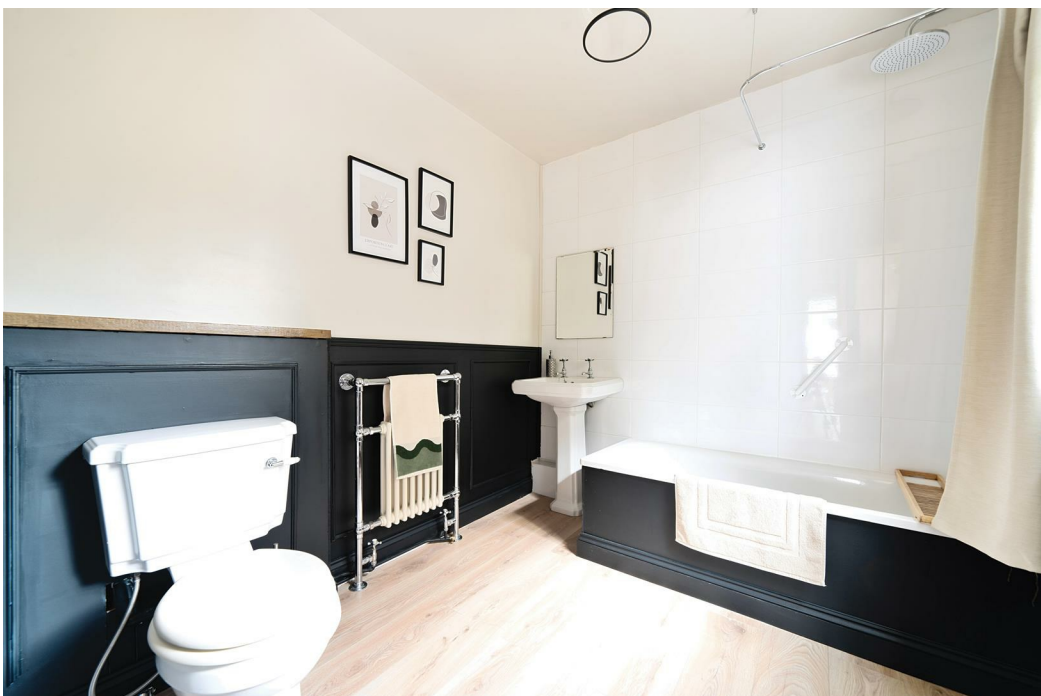
As you step inside, you are greeted by a beautifully presented interior that seamlessly blends modern comforts with period features. The property boasts large reception room that flows into the kitchen/dining space, ideal for entertaining guests or simply unwinding after a long day. With three good sized bedrooms, there is ample space for the whole family to relax and recharge. There is the added benefit of the converted basement, which provides a variety of uses to the home owner.

One of the standout features of this home is the downstairs bathroom, providing convenience and practicality for everyday living. Additionally, the property offers a second shower room upstairs, ensuring that busy mornings run smoothly for all residents.

Outside, a good-sized rear garden awaits, perfect for enjoying a spot of sunshine or hosting summer gatherings. Access to the front of the property is made easy through the side passageway, adding to the overall convenience of the home.

## MATERIAL INFORMATION

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



• GUIDE PRICE £325,000 - £350,000 • Three Bedroom Victorian Family Home • Stunning Presentation Throughout • Downstairs Bathroom & Upstairs Shower Room • Converted Basement, Currently Used As Snug/Cinema Room • Good Sized Rear Garden • Access To Front Of Property Via Side Passage way • Walking Distance To Maidstone Town Centre • Close To Range Of Primary, Secondary & Grammar Schools • Close Proximity To Maidstone West Train Station With High Speed Links To London

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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