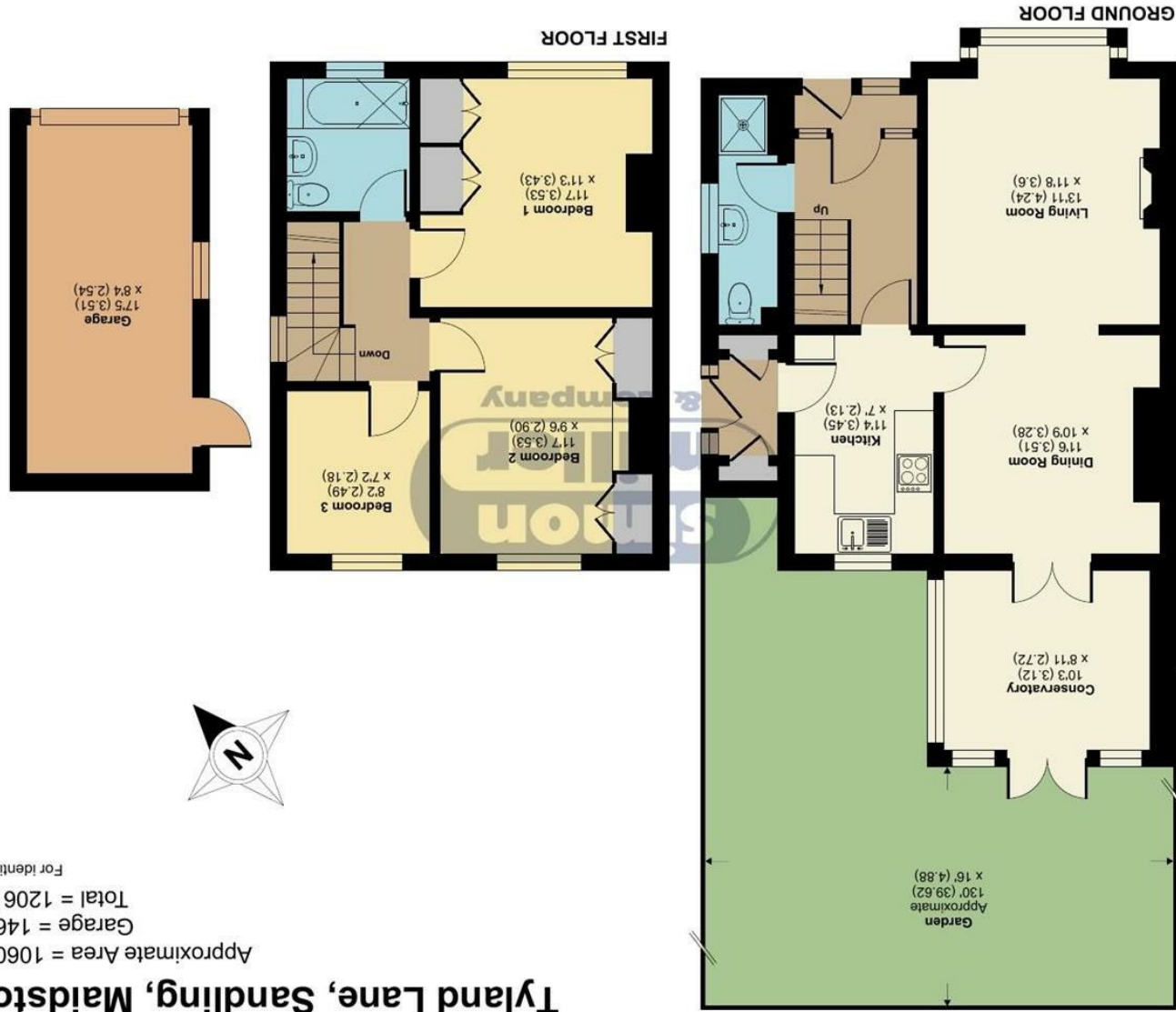


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndkcom 2024. Produced for Simon Miller & Company. REF: 1121315



Approximate Area = 1060 sq ft / 98.4 sq m
 Garage = 146 sq ft / 13.5 sq m
 Total = 1206 sq ft / 111.9 sq m
 For identification only - Not to scale

Tyland Lane, Sandling, Maidstone, ME14

Offers In Excess Of £450,000

EPC RATING: D

Fairview Tyland Lane, Maidstone, ME14 3BL





This attractive and very well presented semi-detached 1930's home is located in this delightful semi-rural position adjacent to open fields with the north downs beyond. With lounge and separate dining room leading onto the conservatory, with a modern fitted kitchen beside, the property benefits from a downstairs shower room as well as three piece family bathroom serving the three first floor bedrooms.

A paved drive to the front with lawned area to the side leads around the side the house to an additional parking area for up to 5 cars in total, with the detached garage beside. The rear garden offers a generous paved patio leading onto the mature rear gardens, extending to approximately 130' overall.

This picturesque road is a popular, quiet turning in Sandling, within easy reach of Maidstone town centre, with its wide range of shopping leisure and leisure facilities, good schooling and for the commuter, regular rail links into London.

MATERIAL INFORMATION

Freehold
Council Tax Band C
EPC Report D



• Attractive 1930's Semi Detached House • Three Bedrooms • Two Reception Rooms and Conservatory • Downstairs Shower Room & Upstairs Bathroom • Detached Garage and Off Street Parking for Five Cars • Quiet Residential Road • Very Good Condition Throughout • Exceptional Views over **Fields to Front • Mature 130' South Westerly Facing Gardens • Brand New Roof**

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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