



Approximate Area = 971 sq ft / 90.2 sq m  
 Garage = 181 sq ft / 16.8 sq m  
 Total = 1152 sq ft / 107 sq m  
 For identification only - Not to scale

**Farleigh Lane, Maidstone, ME16**

**30 Farleigh Lane, Maidstone, ME16 9AY**

**Price Guide £400,000**  
**EPC RATING: C**







Welcome to this charming three-bedroom 1930's semi-detached family home located on Farleigh Lane in Maidstone. This property boasts two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones.

As you step inside, you'll find a well-maintained interior that exudes warmth and character. The ground floor extension to the rear of the house provides additional space for your family to enjoy. With a total of three bedrooms, there's ample room for a growing family or for those who enjoy having a home office or guest room.

One of the standout features of this property is the large rear garden, approximately 102ft in size, perfect for outdoor gatherings, gardening enthusiasts, or for children to play in a safe environment. The garage and off-street parking for several vehicles ensure that parking will never be an issue for you or your guests.

Situated in the sought-after Barming location, this home offers convenience being close to shops, schools, and transport links, making daily errands a breeze. Additionally, there is potential to extend the property to the rear, side, and even up into the loft (subject to obtaining the necessary planning permissions).

If you are looking for a property with character, space, and potential for further expansion, then this lovely semi-detached house on Farleigh Lane is definitely worth considering. Don't miss out on the opportunity to own a piece of history while creating a home that meets all your modern needs.

## MATERIAL INFORMATION

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



- GUIDE PRICE £400,000 - £425,000 • Three Bedroom 1930's Semi-Detached Family Home • Ground Floor Extension To The Rear • Garage And Off Street Parking For Several Vehicles • Very Well Presented Throughout • Large Rear Garden Approx 102ft • Sought After Barming Location • Close To Shops, Schools And Transport • Potential To Extend To The Rear, Side And Up In The Loft (SSTP)

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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