

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1238023



Upper Fant Road, ME16  
Approximate Area = 852 sq ft / 79.2 sq m  
For identification only - Not to scale

290 Upper Fant Road, Maidstone, ME16 8DA

Guide Price £280,000  
EPC RATING: D





Positioned on Upper Fant Road in the charming town of Maidstone, this delightful Victorian terraced house, offers a perfect blend of character and modern living. Spanning an impressive 852 square feet, the property boasts ample space for both relaxation and entertaining.

The home features two/three well-proportioned bedrooms, ideal for a small family or professionals seeking a comfortable living environment. The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this property is the expansive garden, measuring approximately 131 feet, which presents a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air.

This property is chain-free, making it an attractive option for those looking to move in without delay. Off-street parking is also available, a valuable asset in this sought-after location. Residents will appreciate the proximity to Maidstone West Train Station, providing excellent transport links for commuters. Additionally, the easy access to motorway links ensures that both local and wider travel is convenient.

Families will find this area particularly appealing, as it is close to several popular schools, making it an ideal choice for those with children. This charming Victorian home combines the allure of period features with the practicality of modern living, making it a must-see for anyone looking to settle in Maidstone.

## MATERIAL INFORMATION

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



• GUIDE PRICE £280,000 - £300,000 • Chain Free • Three Bedroom Mid Terraced Family Home • Versatile Accommodation • Large Garden Approx 131ft • Off Street Parking • Sought After Location • Close To Maidstone West Train Station • Easy Access To Motorway Links • Close To Popular Schools

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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