

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: 1215528



**Ellingham Leas, Maidstone, ME15**

Approximate Area = 1130 sq ft / 105 sq m  
 Garage = 100 sq ft / 9.3 sq m  
 Total = 1230 sq ft / 114.3 sq m

For identification only - Not to scale

**2 Ellingham Leas, Maidstone, ME15 9AQ**

**Offers Over £450,000**  
**EPC RATING: D**





Nestled in the charming cul-de-sac of Ellingham Leas, Maidstone, this delightful four-bedroom semi-detached family home offers a perfect blend of comfort and convenience. The property provides ample space for family gatherings and entertaining guests. The well-appointed family bathroom caters to the needs of a busy household, ensuring functionality without compromising on style.

The property boasts a generous rear garden, measuring approximately 81 feet, which presents an ideal outdoor space for children to play, gardening enthusiasts, or simply enjoying the fresh air. The large garden is a blank canvas, ready for your personal touch, whether that be a tranquil retreat or a vibrant family space.

Parking is a breeze with space for up to three vehicles, making it convenient for families with multiple cars or guests. Additionally, the property includes a garage, providing extra storage or a secure place for your vehicle.

Location is key, and this home does not disappoint. It is situated close to Loose Primary School, making it an excellent choice for families with young children. Furthermore, Maidstone Town Centre is just a short distance away, offering a variety of shops, restaurants, and amenities to cater to all your needs.

### MATERIAL INFORMATION

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



• CHAIN FREE • Four Bedroom Semi-Detached Family Home • Family Bathroom & Downstairs WC • Utility Room • Large Rear Garden Approx. 81ft • Close To Loose Primary School • Cul De Sac Location • Close To Maidstone Town Centre • Garage & Off Street Parking

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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