



44 Florence Road, Maidstone, ME16 8EL

Offers Over £325,000  
EPC RATING: E

**Florence Road, Maidstone, ME16**  
Approximate Area = 1249 sq ft / 116 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Simon Miller & Company. REF: 1243523

TAKE A LOOK AT: [WWW.SIMONMILLER.CO.UK](http://WWW.SIMONMILLER.CO.UK)







Situated in the charming Florence Road, this delightful Edwardian terraced house, built in 1902, offers a perfect blend of period features and modern living. Spanning an impressive 1,249 square feet, this three-bedroom family home is ideal for those seeking comfort and convenience in the sought-after area of Maidstone.

Upon entering, you are welcomed by two spacious reception rooms, perfect for entertaining guests or enjoying family time. The well-proportioned bedrooms provide ample space for relaxation, while the bathroom is conveniently located to serve the household. There is the added benefit of the converted basement which provides fantastic extra space for a variety of uses for the homeowner.

The larger than average garden (approx 120') boasts a lovely patio, ideal for al fresco dining or simply enjoying the fresh air. On-road parking is available.

This sought-after location in Maidstone offers the perfect blend of convenience and accessibility, making it highly desirable for both families and professionals. Situated close to local amenities, residents have easy access to essential shops, cafes, and services. The area is also within proximity to reputable schools, ensuring that education is easily accessible for families with children. The town center is just a short distance away, offering a variety of leisure, dining, and shopping options. Additionally, the location benefits from excellent transport links, with easy access to motorway connections and nearby train stations, making commuting to surrounding areas or London incredibly convenient. This prime spot truly offers the best of both worlds.

MATERIAL INFORMATION

Freehold  
Council Tax Band C  
EPC Report E



- Three Bedroom Terraced Family Home • Two Reception Rooms • Cellar Currently Used As A Bar and Office • Patio & Laid To Lawn Rear Garden • On Road Parking • Sought After Maidstone Location • Close To Local Amenities, Schools & The Town Center • Easy Access To Motorway Links & Train Stations

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.

11, COLMAN HOUSE, MAIDSTONE, KENT, ME14 1DJ | 01622 691255 | MAIDSTONESALES@SIMONMILLER.CO.UK