

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. © nchecom 2025. Produced for Simon Miller & Company. REF: 1321663



**Sutton Road, Maidstone, ME15**

**Guide Price £350,000**  
**EPC RATING: F**

**135 Sutton Road, Maidstone, ME15 9AA**





Situated on Sutton Road in Maidstone, this charming semi-detached family home offers a wonderful opportunity for those seeking a property with potential. Spanning approximately 1,059 square feet, this residence features three well-proportioned bedrooms, a comfortable reception room, and a bathroom, making it an ideal choice for families or those looking to settle down.

Constructed in the late 1950s, the house retains a sense of character while providing a canvas for modernisation. The full-width conservatory invites natural light and offers a delightful space to relax or entertain, seamlessly connecting to the expansive rear garden, which measures around 130 feet. This generous outdoor area is perfect for gardening enthusiasts or for children to play, and it presents an excellent opportunity for extension, subject to planning permission.

The property boasts off-street parking for several vehicles, including a carport, ensuring convenience for residents and guests alike. Being chain-free, this home is ready for a swift transaction, allowing you to move in without delay.

Situated with easy access to Maidstone town centre, you will find a wealth of local amenities, including shops, schools, and recreational facilities, all within a short distance. This property is not just a house; it is a place where you can create lasting memories. With a little cosmetic improvement, this home can truly shine. Don't miss the chance to make it your own.

## MATERIAL INFORMATION

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



- CHAIN FREE • Three Bedroom Semi-Detached Family Home • Car Port And Off Street Parking For Several Vehicles To The Front • In Need Of Some Cosmetic Improvement • Full Width Conservatory • Large Rear Garden Approximately 130ft • Potential To Extend And Enhance Subject To Planning Permission • Easy Access To Maidstone Town Centre And All Local Amenities

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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