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miller**
& Company

2 Shenley Grove, Sandling, ME14 3BP

Guide Price £425,000
EPC RATING: D

Shenley Grove, Sandling, Maidstone, ME14

Approximate Area = 956 sq ft / 88.8 sq m
Garage = 157 sq ft / 14.5 sq m
Total = 1113 sq ft / 103.3 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). © nchecom 2025. Produced for Simon Miller & Company. REF: 1317110

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Situated in the tranquil cul-de-sac of Shenley Grove, Sandling, this beautifully presented three-bedroom semi-detached family home offers a perfect blend of comfort and style. Built in 1937, the property spans an impressive 1,113 square feet, providing ample living space for families of all sizes.

Upon entering, you are greeted by a spacious reception room, featuring an attractive bay window that floods the area with natural light, creating a warm and inviting atmosphere. The home boasts a well-appointed conservatory which leads out to the rear garden.

The property comprises three bedrooms, ensuring plenty of room for family members or guests. Outside, the private landscaped rear garden is a true highlight, featuring a lovely patio area and a lawn that is mainly laid to grass, perfect for children to play or for hosting summer barbecues.

For those with vehicles, the property offers parking for up to four cars, a rare find in such a desirable location. The garage provides additional storage or can be used for a workshop, adding to the practicality of this charming home.

With easy access to motorway links, commuting is a breeze, while the peaceful surroundings make it an ideal retreat from the hustle and bustle of everyday life.

MATERIAL INFORMATION

Freehold
Council Tax Band D
EPC Report D



• GUIDE PRICE £425,000 - £450,000 • Three Bedroom Semi-Detached Family Home • Beautifully Presented Throughout • Conservatory • Garage & Driveway To Side • Private Landscaped Rear Garden With Patio And Mainly Laid To Lawn • Large Living Space With Attractive Bay Window • Views Over The Kent Downs • Easy Access To Motorway Links

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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