

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: 1382037



**Heath Grove, Maidstone, ME16**  
 Approximate Area = 801 sq ft / 74.4 sq m  
 For identification only - Not to scale

**38 Heath Grove, Maidstone, ME16 9AS**

**Guide Price £280,000**  
**EPC RATING: C**





Situated in the desirable area of Heath Grove, Barming, this charming two-bedroom Victorian terraced house offers a delightful blend of character and modern living. Spanning an impressive 801 square feet, this well-presented home is perfect for families, investors or first-time buyers seeking a comfortable and inviting space.

As you enter, you are greeted by two spacious reception rooms that provide ample room for relaxation and entertaining. The layout is both practical and appealing, making it easy to envision your own personal touches throughout. The upstairs bathroom is conveniently located, ensuring that daily routines are both efficient and enjoyable.

One of the standout features of this property is the generous rear garden, measuring approximately 72 feet. This outdoor space is ideal for gardening enthusiasts, children at play, or simply enjoying the fresh air during the warmer months.

Being chain-free, this home offers a smooth transition for prospective buyers. The sought-after Barming location provides easy access to Maidstone town centre, where a variety of shops, restaurants, and amenities await. Additionally, the nearby train stations make commuting a breeze, connecting you to London and beyond.

### MATERIAL INFORMATION

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



- GUIDE PRICE £280,000 - £290,000 • CHAIN FREE • Two Bedroom Victorian Terraced Family Home • Well Presented Throughout • Two Reception Rooms • Upstairs Bathroom • Good Sized Rear Garden Approximately 72 Feet • Sought After Barming Location • Easy Access To Maidstone Town Center • Train Stations & Motorway Links Nearby

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