

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Simon Miller & Company. REF: 1385108



**4 Woodleas, Maidstone, ME16 9JL**

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



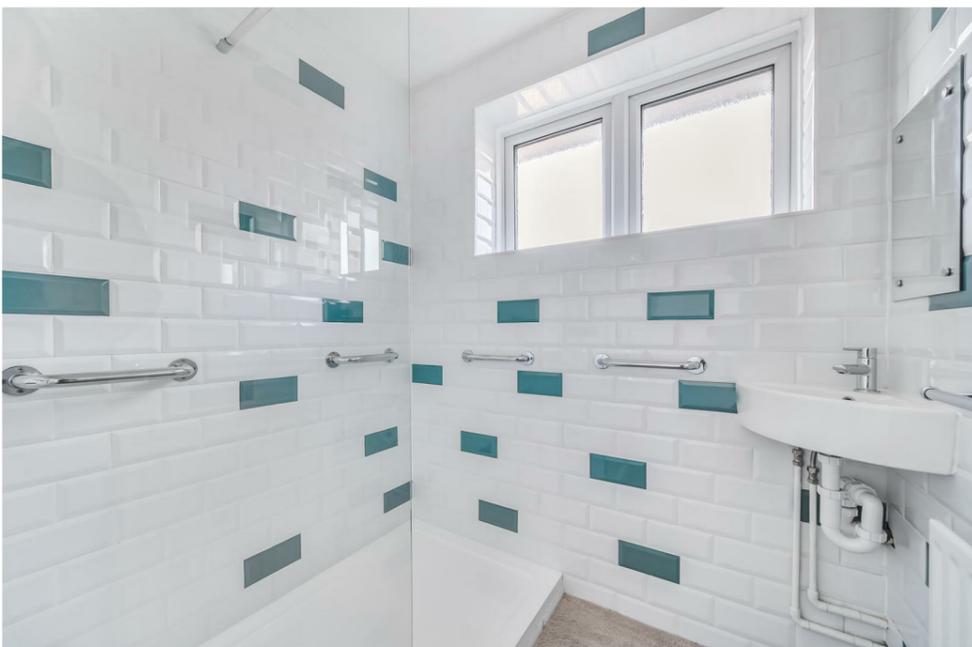


Located in this quiet residential road, this deceptive semi detached home, in need of some updating, offers a generous open plan lounge/dining room, kitchen, three bedrooms and shower room with separate WC. Outside, a driveway beside offers parking for one car, with gated access beyond leading to the detached single garage with up and over door with a workshop. The 73' rear garden offers paved patio leading onto the mature lawn with shrub borders.

Situated in this popular location, close to well regarded schools and within easy reach of Maidstone town centre, the property is ideal for families looking for a home to put their stamp on and is also close to Maidstone Hospital. For the commuter, Barming & East Farleigh station and the M20 is only a short drive away.

### MATERIAL INFORMATION

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



- Offered Chain Free • Three Bedroom Semi-Detached Family Home • Lounge/Dining Room • 73' Mature Rear Garden • Garage/Workshop and Own Driveway • Sought After Barming Location • Close To Local Amenities • Easy Access To Transportation 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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