



Melford Drive, Maidstone, ME16

Approximate Area = 1294 sq ft / 120.2 sq m
Garage = 133 sq ft / 12.3 sq m
Total = 1427 sq ft / 132.5 sq m

For identification only - Not to scale

12 Melford Drive, Maidstone, ME16 0UN

Asking Price £550,000
EPC RATING: B





Situated in the desirable area of Melford Drive, Maidstone, this charming four-bedroom detached family home offers a perfect blend of comfort and convenience. Spanning an impressive 1,427 square feet, the property was built in 1994 and has been thoughtfully designed to cater to modern family living.

As you enter, you are welcomed by a spacious bay fronted living room, ideal for both relaxation and entertaining. The open plan kitchen diner is a highlight of the home, providing a warm and inviting space for family meals and gatherings. The property also features a well-appointed family shower room and a convenient downstairs WC, ensuring practicality for busy households.

One of the standout features of this home is the large garden room, which boasts French doors that lead directly to the expansive south facing garden. This delightful space is perfect for enjoying the outdoors, whether it be for summer barbecues or quiet evenings under the stars.

For those with vehicles, the property offers parking for up to three vehicles, along with a garage for additional storage or secure parking. The location is particularly advantageous, being in close proximity to local schools and shops, making daily errands and school runs a breeze.

This four-bedroom detached house on Melford Drive is an excellent opportunity for families seeking a spacious and well-located home in Maidstone. With its generous living spaces and lovely garden, it is sure to meet the needs of modern family life.

MATERIAL INFORMATION

Freehold
Council Tax Band E
EPC Report B



• Four Bedroom Detached Family Home • Large Bay Fronted Living Room • Open Plan Kitchen Diner, Downstairs WC & utility Room • Family Shower room & Ensuite Shower To Bedroom One • Large Garden Room With French Doors To Garden • Solar Panels & Battery Storage • Garage & Off Street Parking • Popular Development In Sought After Barming Location • Close To Local Schools, Shops & Maidstone Hospital • 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.