



## 42 HASTINGS ROAD, MAIDSTONE, ME14 1FG

GUIDE PRICE £450,000 - £475,000  
EPC RATING: E







This wonderful four bedroom Victorian terraced family house is situated in an excellent location on the edge of the town centre. The ground floor consists of a long entrance hallway, storage cupboard, W/C and the stairs to the first floor and the cellar. The double aspect living room is at the front of the property and has beautiful feature fireplaces and a bay window and a patio door leading to the garden. There is a separate large dining room leading to the kitchen. On the first floor there are three double bedrooms and family shower room. On the top floor there is a further very large double bedroom with a large bathroom.

The rear garden has a decked dining area and a paved patio seating area. The rest of the garden is mainly laid to lawn with a variety of mature trees and shrubs. There is a new high end hot tub in a secluded spot at the very end of the garden. To the front of the property the garden has been fully block paved to allow for off street parking and a parking bay for a second car.

Hastings Road is within walking distance from Maidstone town centre where you will find the two main shopping centres, The Mall and Fremlin Walk. Other developments include the riverside Lockmeadow Centre, which includes a multiplex cinema, bowling alley and restaurants as well as the town's market. The town centre also includes a number of pubs, clubs and restaurants. Local train services in Maidstone are operated by South Eastern rail. Maidstone East, Maidstone West and Maidstone Barracks are the three stations in the central area of Maidstone. The Maidstone East Line runs between Ashford to London Victoria. Maidstone West has four High Speed Rail Link trains run each way per day operating between Maidstone West and St Pancras via Strood and Gravesend. Trains from here also run to Paddock Wood. There are several primary schools nearby and Maidstone Grammar School and Invicta Grammar School are within a mile. Mote Park is within easy access and is perfect for walking, cycling with lots of trails and paths to follow throughout the park. There are also music festivals and smaller events held throughout the year and there is a large water sports centre offering a variety of boating, sailing and swimming activities on the lake.

**MATERIAL INFORMATION**  
Freehold  
Council Tax Band (C)  
EPC Report (E)



- CHAIN FREE
- VICTORIAN TERRACED HOUSE JUST 0.5 MILES FROM MAIDSTONE TOWN CENTRE
- DECEPTIVELY SPACIOUS HOUSE SET OVER THREE FLOORS
- THREE RECEPTION ROOMS & CELLAR
- FOUR DOUBLE BEDROOMS
- ORIGINAL FEATURES THROUGHOUT
- 0.6 MILES FROM MAIDSTONE WEST AND EAST TRAIN STATION

- OFF ROAD PARKING
- 0.4 MILES FROM SOUTHBOROUGH PRIMARY SCHOOL & VALLEY INVICTA PRIMARY SCHOOL
- LESS THAN 0.4 MILES FROM MAIDSTONE GRAMMAR SCHOOL & INVICTA GRAMAR SCHOOL

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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