



Roseleigh Avenue, Maidstone, ME16
 Approximate Area = 1535 sq ft / 142.6 sq m (excludes void)
 Limited Use Area(s) = 50 sq ft / 4.6 sq m
 Garage = 97 sq ft / 9 sq m
 Office = 135 sq ft / 12.5 sq m
 Total = 1817 sq ft / 168.7 sq m
 For identification only - Not to scale
 Denotes restricted head height



34 ROSELEIGH AVENUE, MAIDSTONE, ME16 0AS

GUIDE PRICE £600,000 - £650,000

EPC RATING: C





Rarely available is this immaculate 4 bedroom chalet bungalow on one of the most sought after roads in Allington. Completely remodeled and extended by the current owners, what was once a modest bungalow is now a considerably spacious family home. No expense has been spared on providing all of the modern day luxuries. To the ground floor there is a separate living room to the front of the property, bedroom 4, downstairs WC, storage cupboard and a stunning open plan Family room and kitchen that runs across the entire back of the property. There are french doors which lead out to the landscaped rear garden.

Upstairs there are two double bedrooms and the highly impressive master suite that includes a dressing room and ensuite shower room.

Outside to the front there is off street parking for several vehicles as well as access to the fully electric garage. To the rear the garden is beautifully landscaped.

Further benefits to the property include stone floors to a large section of the ground floor with underfloor heating. There is a bespoke oak staircase and doors. There is a home office in the garden which is available under sperate negotiation.

MATERIAL INFORMATION

**Freehold
Council Tax Band (D)
EPC Report (C)**



- **SOUGHT AFTER ALLINGTON LOCATION**
- **CUL DE SAC POSITION WITH NO THROUGH TRAFFIC**
- **GREAT LOCAL AMENITIES INCLUDING SHOPS AND SCHOOLS**
- **TRANSPORT LINKS INCLUDING TRAIN STATIONS AND MOTORWAY**

- **CONSIDERABLE DRIVEWAY AND GARAGE**
- **BEAUTIFULLY PRESENTED THROUGHTOUT**
- **VIEWING IN PERSON ESSENTIAL TO APPRECIATE FULLY**

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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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