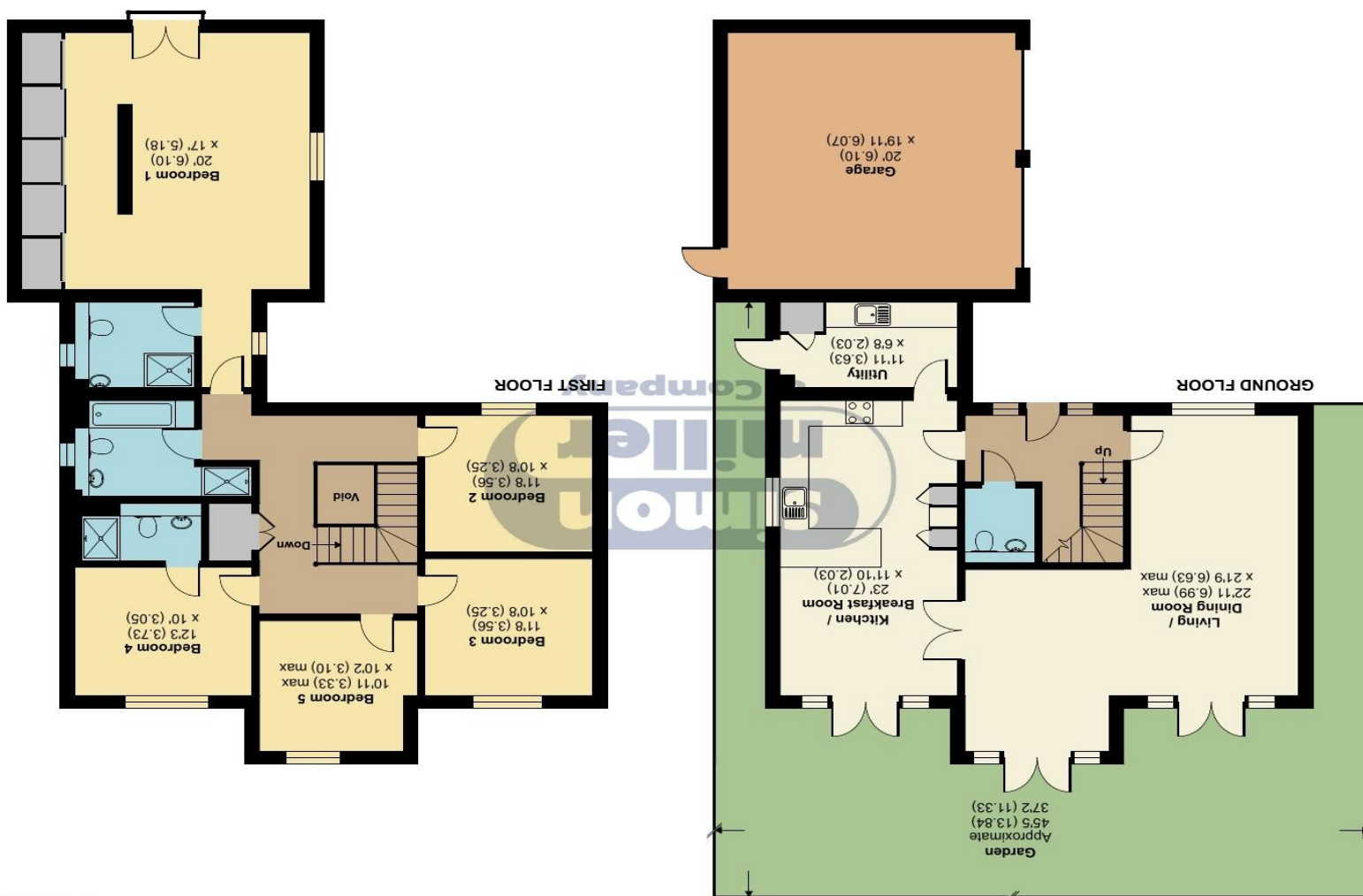


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Simon Miller & Company. REF: 1030544

RICS Certified Property Measurer



Approximate Area = 2667 sq ft / 247.7 sq m (includes garage)
Hawthorn Close, Maidstone, ME15

For identification only - Not to scale

GUIDE PRICE £650,000 - £700,000

EPC RATING: B

4 HAWTHORN CLOSE, MAIDSTONE, ME15 8GP





On the ground floor, soft-close units in the kitchen are complemented by a selection of integrated appliances, comprising a gas hob, electric fan oven, chimney hood, dishwasher, and fridge freezer. A utility room, which is situated off the kitchen, contains space for a washing machine. Access to the garden is via French doors in the breakfast area.

The dual-aspect living room leads into the dining room and both benefit from French doors into the garden. A cloakroom completes this level.

On the first floor, the master bedroom boasts a dressing area, a Juliet balcony and an en suite with shower enclosure. Bedroom four also has an en suite shower room, while the remaining bedrooms share the family bathroom, which features a bath and separate shower. All bathrooms are fitted with Roca sanitaryware, chrome-finish brassware and tiling to the walls.

Just 40 miles from central London, Imperial Park is a modern development of new homes in Maidstone, Kent, suited to a variety of audiences, including families, first-time buyers and professionals.

Completed to a high specification, the property boast quality fittings, such as Roca sanitaryware and modern kitchens. Externally, the property benefits from a double garage and off street parking for numerous vehicles.

For families, the property is within the vicinity of a number of well-regarded schools. Greenfields Community Primary and the Oaks Academy, both of which cater for children aged three to 11 years, are around five minutes drive from the home, while secondary schools in the area include Cornwallis Academy and Valley Park School. Selective schools Maidstone Grammar (boys, mixed sixth form) and Invicta Grammar (girls, mixed sixth form) are around 10 minutes drive away.

There are supermarkets and shops within a mile of the property in Maidstone, conveniently located for day-to-day essentials, while for more concentrated retail therapy, Maidstone town centre (three miles away) is a popular destination with visitors from across the region. Its two shopping centres - Fremlin Walk and The Mall boast more than 100 stores between them; nearby Week Street, the Royal Star Arcade, Gabriel's Hill and Bank Street offer an array of independent retailers, boutiques and dining venues.

A twice weekly market is held at the Lockmeadow Entertainment Centre, just outside the town centre off the A229, which is also home to an eight-screen cinema, bowling alley, gym and several restaurants.

Maidstone is just a few miles from the North Downs, an Area of Outstanding Natural Beauty that stretches from Farnham in Surrey to Dover and contains the 153-mile North Downs Way. In addition to its popularity with walkers, the area is a haven for wildlife enthusiasts, horse riders and cyclists, as well as being the location of several country parks and National Trust properties.

Ideally situated for access to a number of major roads, this property promises to be popular with commuters working in the local area, London and surrounding cities. The M20, less than five miles from the home, links with the M25 to the north and connects to the Channel Tunnel and Folkestone in the south. The A20 (London to Dover), A229 (Rochester to Hastings) and the A249 (Maidstone to Sheerness) are also all within easy travelling distance.

The nearest railway station to the property is Bearsted, less than three miles away. From there trains run through Maidstone East to London Victoria, Ashford International and Canterbury East. The town is further served by Maidstone West and Maidstone Barracks (for trains to Strood, Tonbridge and London St Pancras via High Speed 1).

For domestic and international travel Gatwick Airport is 47 minutes drive from Imperial Park via the M25, while London City Airport is around an hour's drive away.

MATERIAL INFORMATION

Freehold

Maintenance/Service Charge: £605.00 p/a Approx

Council Tax Band (G)

EPC Report (B)



- CHAIN FREE
- GATED DEVELOPMENT OF JUST FOUR HOMES
- DRESSING AREA AND ENSUITE TO MASTER BEDROOM
- DUAL ASPECT LIVING ROOM
- OPEN PLAN KITCHEN AND BREAKFAST AREA

- INTEGRATED KITCHEN APPLIANCES
- UTILITY ROOM
- EN-SUITE TO BEDROOM FOUR
- FOUR YEAR NHBC WARRANTY

WA0458 310823/251023BE

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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