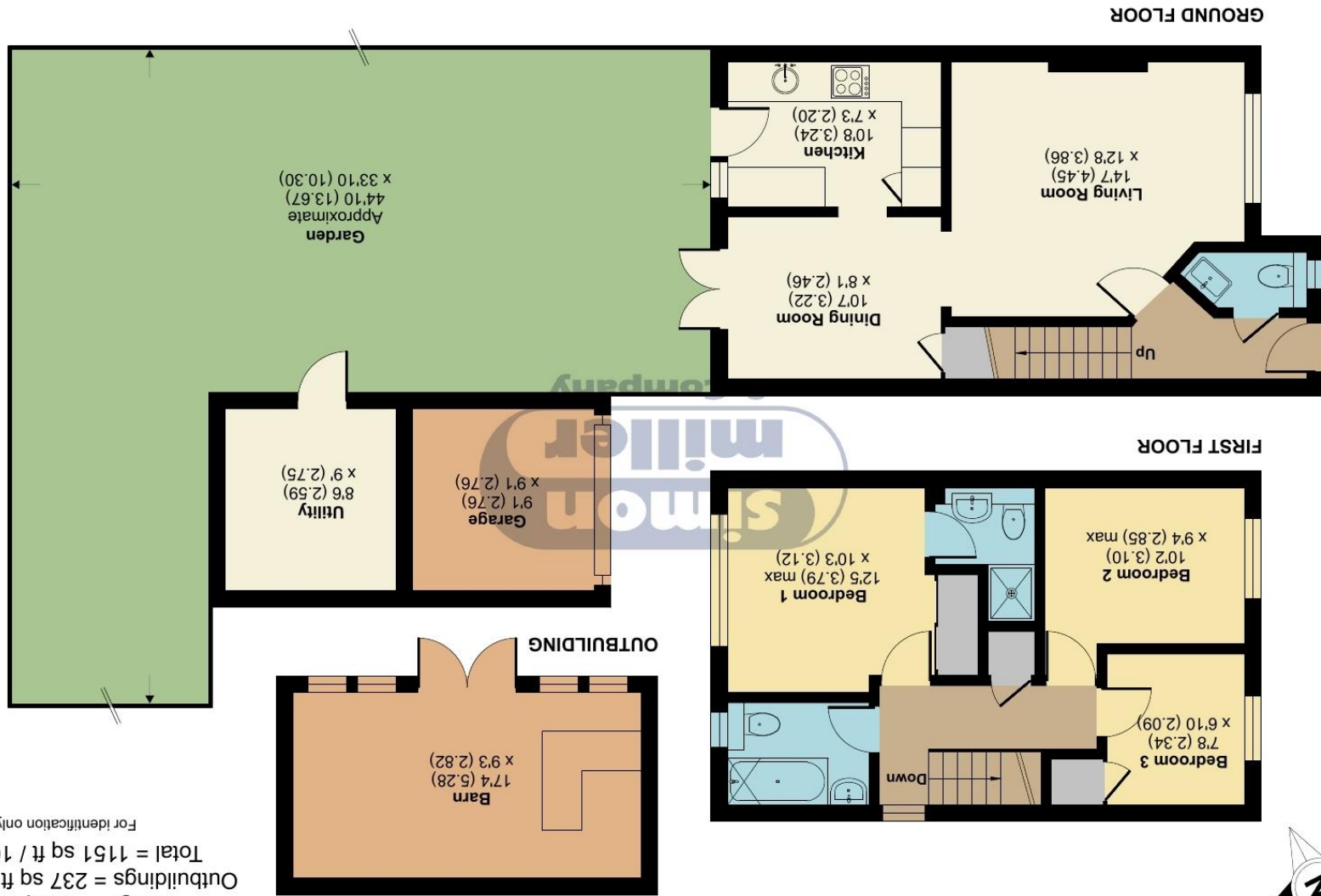


Produced for Simon Miller & Company. REF: 1082404  
International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating



Approximate Area = 832 sq ft / 77.2 sq m  
Garage = 82 sq ft / 7.6 sq m  
Outbuildings = 237 sq ft / 22 sq m  
Total = 1151 sq ft / 106.8 sq m  
For identification only - Not to scale

**Grant Drive, Maidstone, ME15**

**GUIDE PRICE £375,000 - £400,000**

**EPC RATING: C**

**3 GRANT DRIVE, MAIDSTONE, ME15 9RZ**





**Presented in beautiful condition throughout is this end terraced, three bedroom family home in this much sought after development. With lounge and dining room, quality fitted kitchen and downstairs cloakroom, upstairs, the property benefits from three bedrooms, family bathroom and en-suite shower room. With driveway beside for three cars leading to the detached single garage and gated access to the rear, the secluded low maintenance gardens offer artificial grassed area leading to the large paved terrace beside the substantial timber garden room, with power and light, offering potential for use as a gym or garden office, as required.**

**The property is in a prime location within close walking distance of Morrisons supermarket and local schools and country walks as well as easy access by bus or car to the County Town of Maidstone, with its wide range of shopping, leisure and transport facilities.**

#### **MATERIAL INFORMATION**

**Freehold**

**Council Tax Band (D)**

**EPC Report**



- **BEAUTIFULLY PRESENTED HOME**
- **LOUNGE AND DINING ROOM**
- **DOWNSTAIRS CLOAKROOM**
- **THREE BEDROOMS**
- **EN-SUITE WET ROOM WITH UNDER FLOOR HEATING**

- **QUALITY FITTED KITCHEN**
- **LUXURIOUS FAMILY BATHROOM**
- **SUBSTANTIAL GARDEN ROOM**
- **GARAGE AND DRIVEWAY FOR THREE CARS**
- **QUIET CUL DE SAC LOCATION**

WA3069 310124/190224M

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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