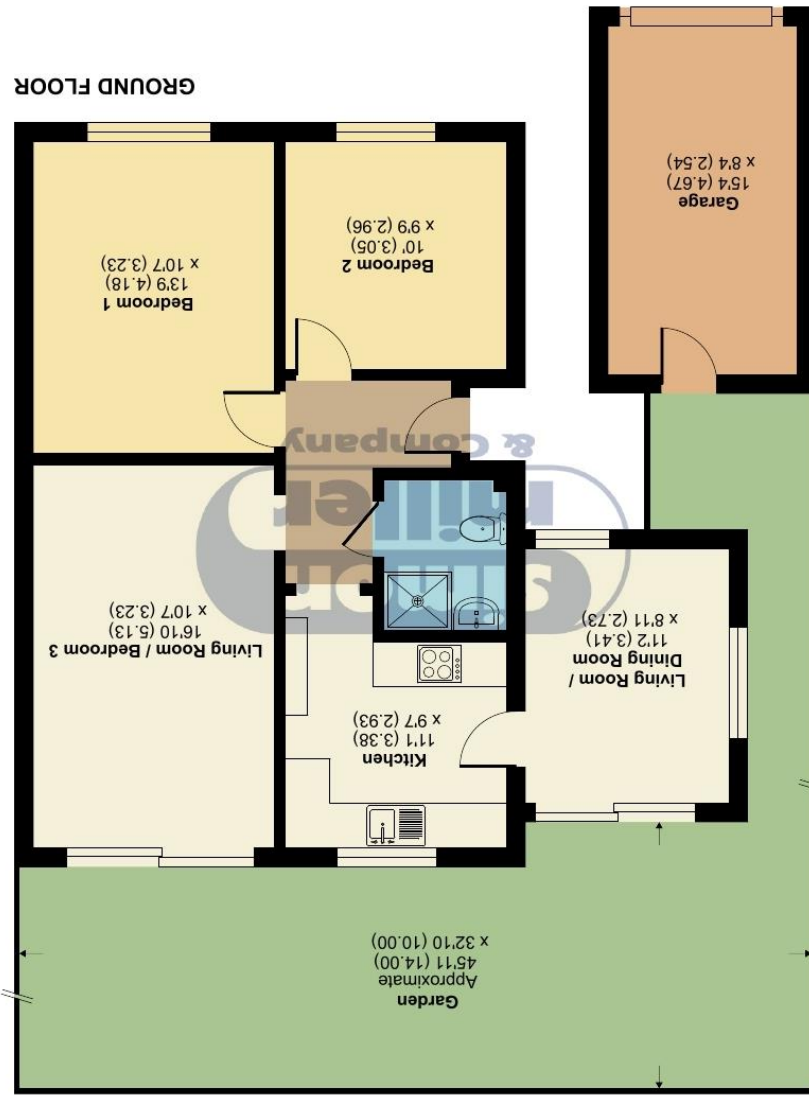


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. REF: 1088012
Produced for Simon Miller & Company.



Approximate Area = 743 sq ft / 69 sq m
Garage = 127 sq ft / 11.7 sq m
Total = 870 sq ft / 80.8 sq m
For identification only - Not to scale

Ivy Close, Kingswood, Maidstone, ME17

GUIDE PRICE £375,000 - £400,000

EPC RATING: C

9 IVY CLOSE, KINGSWOOD, ME17 3QM





Sitting on a large corner plot this superb two/three double bedroom, semi-detached bungalow is set in a lovely position in a quiet cul-de-sac and located in the highly sought after village of Kingswood giving it a wonderfully peaceful setting.

The property has been updated to include a stunning contemporary styled kitchen with integral appliances including a stainless steel gas hob, electric oven with extractor hood over, dishwasher and washer dryer. There is a Living room/Dining room off the kitchen. The large reception room/Bedroom has a wonderful Chesney multi fuel burner, attractive laminate wood flooring and a charming outlook over the garden via double patio doors. The modern feel to the accommodation is further enhanced with the "wet room" with WC, wash hand basin and shower unit. The loft is 3/4 boarded with loft ladder and light providing handy storage.

At the rear of the property is a pretty garden with separate lawn and patio areas, established shrubs and borders, Garden shed, wood store and storage unit, new fencing, external tap and access to the garage which has up and over door, light and power. To the front the property is set back from the road behind a front garden which also has off street parking with two/three cars. The property has also been enhanced with wonderful additions such as solid oak doors, LED lighting and programmable Exterior LED lighting, A rated double glazing and external doors throughout, new fitted carpet to the entrance hall and dining room. The property is fully centrally heated via a gas combi boiler and both the dining room and garage have New EPDM rooves which are zero maintenance rubber bonded.

Kingswood is part of a parish that is shared with local Broomfield, close by there is a local primary school along with a local shops including post office/general store with dry cleaning service, takeaway and village hall that hosts numerous parish societies and activities weekly. There are regular bus services taking you to Maidstone and the local villages of Lenham, Harrietsham and Headcorn where you can connect to the mainline trains for commuting along with easy access to the M2 and M20 motorway networks

For dog walkers (or if you are thinking of getting one!) you will be spoilt for choice with the woodland and semi-rural walks at hand for you to enjoy here and the slower more peaceful pace of life Kingswood offers allows you to fully understand why so many generations tend to stay here once they move in.

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



- **SUPERB SEMI-DETACHED BUNGALOW**
- **THREE DOUBLE BEDROOMS**
- **VERSATILE ACCOMMODATION**
- **CONTEMPORARY STYLED KITCHEN**

- **TWO RECEPTION ROOMS**
- **QUIET CUL DE SAC LOCATION**
- **GARAGE AND OFF STREET PARKING**

WA0469 090224/110424M

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.

36 KING STREET, MAIDSTONE, KENT, ME14 1BS | 01622 691255 | MAIDSTONEALES@SIMONMILLER.CO.UK