

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Simon Miller & Company. REF: 1088209



62 Moncktons Avenue, Maidstone, ME14 2QF

Guide Price £400,000
EPC RATING: E





GUIDE PRICE £400,000 - £425,000

Having been refurbished throughout by the current owners, this property should be at the top of your viewing list. A beautifully presented three bedroom semi-detached home that welcomes you in the moment you walk through the door.

Entrance is via a porch into the hallway which provides access to the ground floor WC, spacious living room and the separate modern kitchen/dining room. The property continues to impress throughout up to the first floor, where you will find three beautifully presented bedrooms and a gorgeous family bathroom. There are steps up to a very useful loft room that can be used for a multitude of purposes depending on the needs of the family.

Externally you have a very large, secluded rear garden (in excess of 100") which would be ripe for extension subject to planning. To the front there is a block paved drive providing off street parking for several vehicles.

If you commute to work each day there's no need to drive, you can simply walk or head down to Maidstone East train station and leave the car behind. If you do drive however, you'll be glad of its close proximity to both the town centre and the motorways (both the M20 and M2 are within 5/10 minutes respectively) as you'll save yourself the stress of the morning traffic and be able to enjoy extra time in bed. In addition to this, there are plenty of riverside paths for walking the dog etc. continuing for miles up and down the river Medway.

MATERIAL INFORMATION

Freehold
Council Tax Band D
EPC Report E



• GUIDE PRICE £400,000 - £425,000 • PROPERTY WALK AROUND VIDEO AVAILABLE • Modern Fitted Kitchen • Large Rear Garden • Sought After Cul De Sac Location • Close To Local Amenities • Useful Loft Room • Beautifully Presented Throughout • Three Bedroom Semi Detached House

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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