

Queens Avenue, Maidstone, ME16

Approximate Area = 2426 sq ft / 225.3 sq m  
 Garage = 270 sq ft / 25 sq m  
 Total = 2696 sq ft / 250.3 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS: Residential) - Groundroom 2024.  
 Produced for Simon Miller & Company. REF: 1103331

GRIFFINS

QUEENS AVENUE

MAIDSTONE

ME16 0ER

ASKING PRICE £1,100,000

FREEHOLD

EPC REPORT: E



VIEWING ARRANGEMENTS BY PRIOR TELEPHONE APPOINTMENT WITH THE OWNER'S AGENTS

**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 for purpose or are in working order. Interested parties are advised to obtain verification from their solicitors as to the Freehold/Leaschold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.



By Simon Miller

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Distances: M20 access approx. 2 miles | Maidstone stations East, West and Barracks 0.9, 0.9 and 0.6 miles respectively

Griffins is a substantial town residence completed in 1937, located on one of the premier roads in Maidstone, desirable for its large detached houses, quiet tree-lined aspect and close proximity to the town centre, railway stations, grammar schools, motorway junction and amenities.

#### Property Features

- Impressive detached 1930s villa, fully modernised with original features throughout
- Close to town centre, grammar schools, train stations and motorway access
- Approx. 2,500 sq ft of well-proportioned light-filled accommodation
- Five bedrooms, including master bedroom with high spec ensuite
- Comprehensively fitted kitchen with granite worksurfaces, island unit, walk-in pantry and gas-fired Aga

Griffins is approached via double wrought iron gates with stone pillars. The long drive flanked by mature flowering cherry trees with lawn to side leads to space for multiple vehicles. The house is well set back from the road giving a sense of privacy and quiet. The property is entered through the bespoke double-glazed front door, leading to a tiled entrance porch with adjacent lavatory. The porch leads into the parquet floored entrance hall which provides a view right through the house to the garden beyond. The hallway, which benefits from a double coat cupboard, leads to generous adjacent reception rooms with double doors allowing for a stunning lateral view across the entire width of the property. The light-filled dual aspect family lounge has carpenter-made cupboards, floor to ceiling shelving and newly installed cast iron radiators and carpet as well as a limestone fireplace housing a gas fire. The room has a feature bay window and French windows enjoying pleasant views out across the garden. The drawing room features the original oak flooring, an open fire with swept chimney, a Rennie Mackintosh-style tiled inlay and an impressive marble surround. This room is also double aspect, incorporating a bay window and panoramic outlook across the lawn. Leading from the other end of the ground floor hallway is the comprehensively fitted kitchen with tiled floor, base and eye level cupboards and drawers, granite worktops and splash backs and an island unit incorporating breakfast bar. Integral Neff appliances include fan assisted oven and microwave combination oven, and the kitchen also houses an integrated fridge and dishwasher, gas fired four oven Aga, walk-in pantry and floor to ceiling shelved storage cupboards. The triple aspect breakfast room has a utility area, fitted base and eye level cupboards and drawers, integrated freezer, a washing machine and tumble dryer and a butler sink with mixer tap. The ground floor also contains the large study, with Conquest fitted shelving units and full width window looking onto the established shrubbery that runs along the westerly side of the property.

From the hallway a rise of stairs with wood panelling leads to five bedrooms including large master suite. Particular windows include views extending to the North Downs. The master bedroom with a pleasant aspect to the rear garden has a C.P. Hart en suite bathroom including underfloor heating, walk-in rainwater shower, bath with concealed mixer, automatic lighting and recessed mirrored cabinets. Two of the four remaining bedrooms are dual aspect and all of the rooms are well-proportioned and light filled. The family bathroom is fitted with a modern white suite, moulded panel bath and an integrated Aqualisa shower. A separate shower room is also fitted with a white suite with walk-in tiled and glazed shower and ceiling height tiling. This floor of the property also boasts a large walk-in, full height storage cupboard.

#### Outside

Established wrap-around gardens, the bulk of which at the rear of the property have a southerly aspect, are laid to lawn with shrubs and mature trees. There are gravelled pathways, an extensive patio area, and neatly clipped hedging. To the front, the detached double garage is of brick construction with pitched tiled roof, up and over door and windows and separate pedestrian side-door access. The garage interior has lighting and mains power both internally and additionally with external sockets.

**Griffins is located approximately a mile from the centre of the County Town and is perfectly positioned for transport links including close access to the motorway and three train stations all within around a mile of the property. The stations provide regular services to various London stations and include the High Speed service from Maidstone West. The house is also well located for access to the beaches of the North Kent coast, the spectacular North Downs, and for links to the continent including the Eurotunnel at Folkestone and ferry services from Dover. More locally the area is close to amenities including Waitrose (0.7 miles), M&S Foodhall (2.2 miles) and the Lockmeadow cinema, restaurant and entertainment complex (1 mile). Griffins is also well located for local outdoor spaces including the award winning 450 acre Mote park, Allington marina, Maidstone Millenium Park and Allington Lock, amongst others.**

MATERIAL INFORMATION, Freehold, Council Tax Band (G), EPC Report (E), Broadband: Gfast & Superfast

