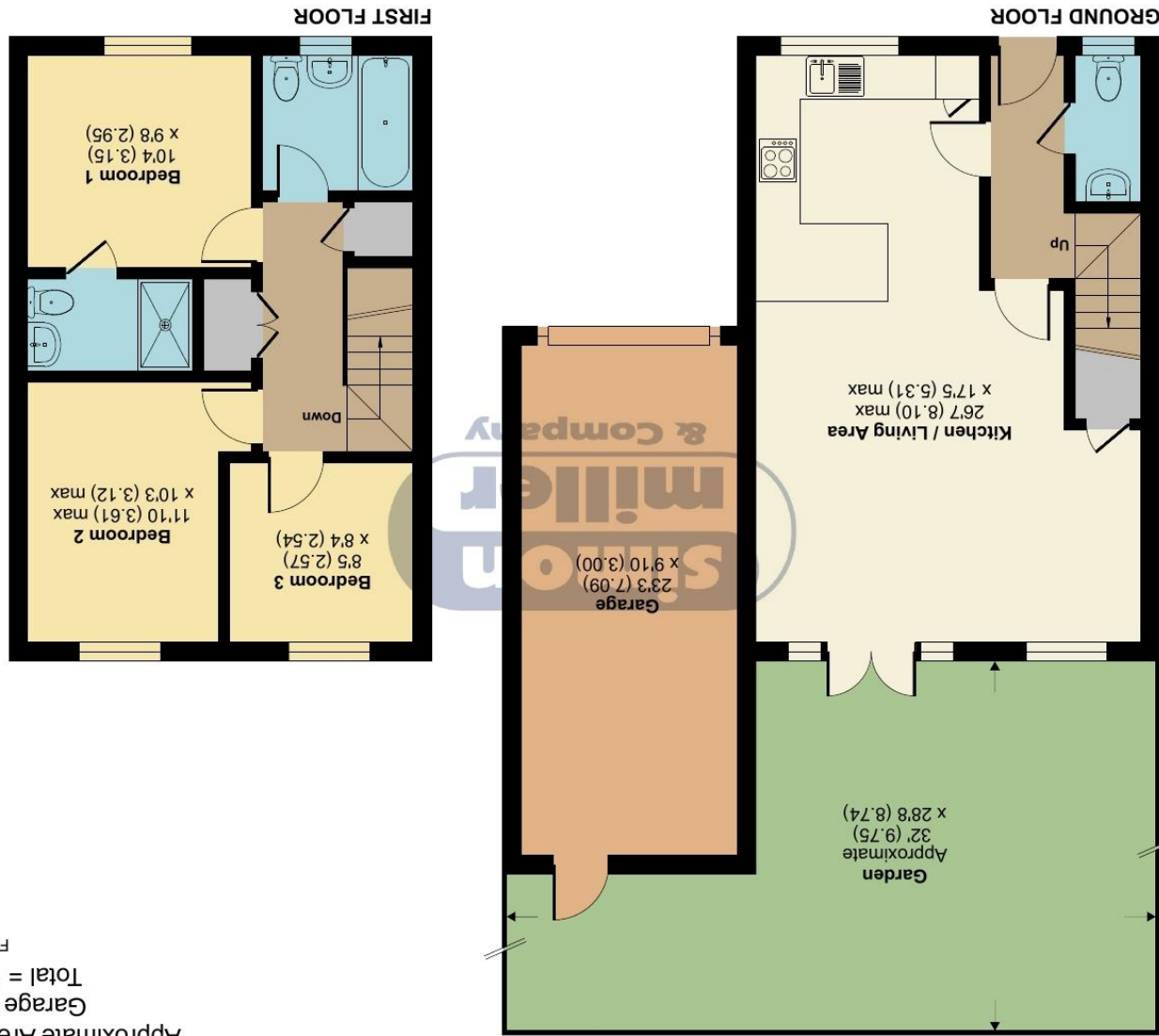


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Simon Miller & Company. REF: 1068147



Approximate Area = 937 sq ft / 87 sq m
Garage = 228 sq ft / 21.1 sq m
Total = 1165 sq ft / 108.1 sq m
For identification only - Not to scale

Colyn Drive, Maidstone, Kent, ME15

ASKING PRICE £375,000

EPC RATING: B

9 COLYN DRIVE, MAIDSTONE, ME15 8FZ





Presented in exceptional condition throughout, this semi-detached family home offers generous open plan living space, with well equipped, fitted kitchen and ground floor cloakroom, whilst upstairs, there are three bedrooms, with an en-suite shower room to the master bedroom and a three piece family bathroom recently improved. Storage upstairs, is conveniently provided with a double cupboard on the landing whilst the loft has been boarded out and repurposed to house the immersion tank, which was relocated there to maximise space.

In the garden there is a great social area with a decking leading to a converted bar, an extended patio and garden area. There is a generous double garage with up and over door with a drive beside for two cars to the front of the property and a personal door to the rear of the garden.

This quiet residential road is within easy reach of Ofsted inspected good Langley school and shopping just off the Sutton Road, with the County Town of Maidstone within easy reach by bus or car, with its wide range of shops, mainline transport and leisure facilities.

MATERIAL INFORMATION

**Freehold
Council Tax Band (D)
EPC Report (B)**



- **MODERN SEMI DETACHED FAMILY HOME**
- **THREE BEDROOMS**
- **EN-SUITE AND FAMILY BATHROOMS**
- **OPEN PLAN LIVING SPACE**

- **DOWNSTAIRS CLOAKROOM**
- **GARAGE AND OWN DRIVEWAY**
- **QUIET RESIDENTIAL ROAD**
- **VERY WELL PRESENTED THROUGHOUT**

WA3053 111223M

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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