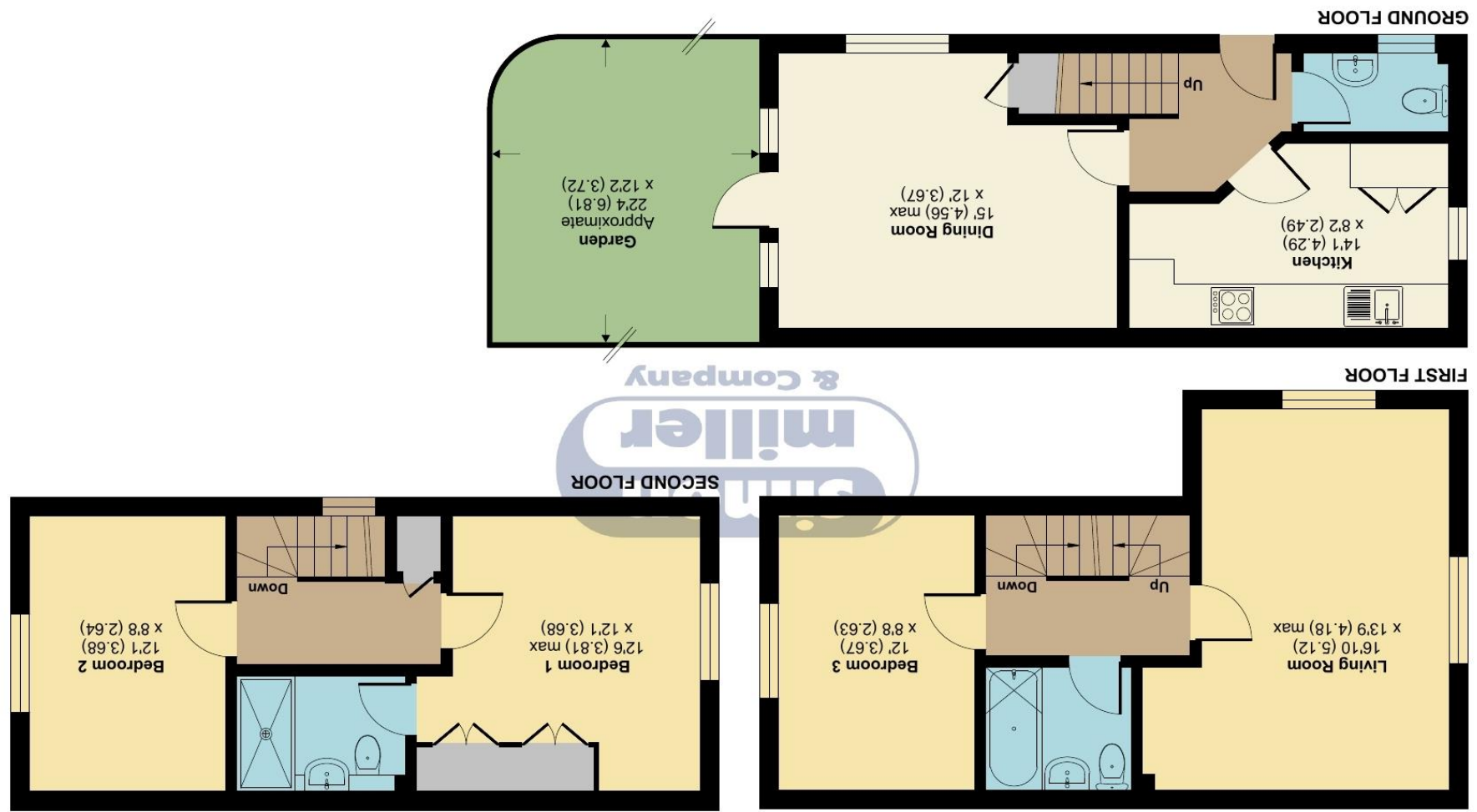


RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024.
Produced for Simon Miller & Company. REF: 1104742



Approximate Area = 1125 sq ft / 104.5 sq m
For identification only - Not to scale

Fennel Close, Maidstone, ME16

GUIDE PRICE £400,000 - £425,000

EPC RATING: C

115 FENNEL CLOSE, MAIDSTONE, ME16 0XT





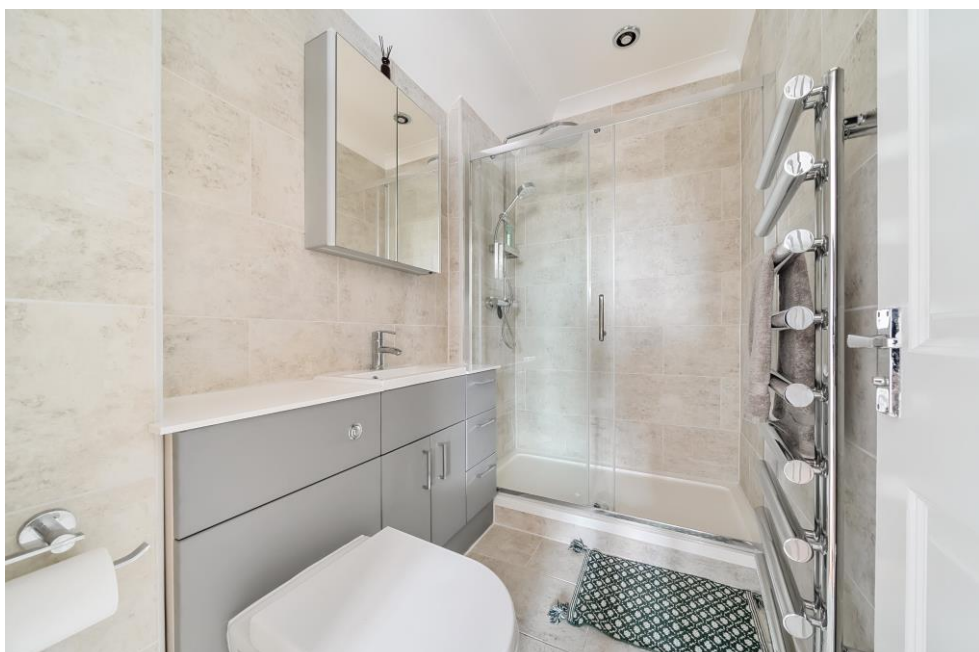
Situated close to local amenities including popular grammar schools, Maidstone hospital, retail parks and central Maidstone with its entertainment, shops and travel options including mainline train stations and motorway links to London and the coast. Ideal for the commuter looking for a family home.

The property offers flexible accommodation over three floors with two well-proportioned reception rooms, one which can be used as bedroom four. In its current layout as a three bedroom the property offers a welcoming hallway, cloakroom, modern fitted kitchen and double aspect family / dining room with access to the secluded walled garden on the ground floor. To the first floor there is the lounge/bedroom, additional bedroom and family bathroom. To the second floor is master bedroom with built in wardrobes and en-suite shower room plus another double bedroom. The property is well looked after and decorated to a high standard. Externally the properties position benefits from a driveway to the side of the property giving off road parking for two cars.

We cannot wait to show you round this delightful property. Please call our local office on 01622 720000.

MATERIAL INFORMATION

**Freehold
Council Tax Band (E)
EPC Report: C
Broadband: Gfast & Superfast**



- **CHAIN FREE**
- **THREE/FOUR BEDROOM LINK DETACHED FAMILY HOME**
- **POPULAR LOCATION**

- **FLEXIBLE LAYOUT OVER THREE FLOORS**
- **EN-SUITE TO MASTER BEDROOM**
- **OFF ROAD PARKING TWO CARS**

WA3242 190324/230424BA

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.

11 COLMAN HOUSE, COLMAN PARADE, KING STREET, MAIDSTONE, ME14 1DJ