



Approximate Area = 1379 sq ft / 128.1 sq m
 Garage = 217 sq ft / 20.1 sq m
 Total = 1596 sq ft / 148.2 sq m
 For identification only - Not to scale

Sutton Road, Maidstone, ME15

OFFERS OVER £425,000

EPC RATING: D

201 SUTTON ROAD, MAIDSTONE, ME15 9BJ





Offered Chain free is this spacious detached family home. The property offers huge potential (subject to planning permission) to become a substantial family home. To the front there is off street parking for several cars. The ground floor has a 22ft living room that leads into the dining room and then the conservatory that runs across the width of the home. There is a large kitchen/Diner and downstairs WC.

On the first floor there are three double bedrooms and a family bathroom.

Outside the rear garden is approx. 105' long and is mainly laid to lawn with mature trees, shrubs and bushes

Sutton Road is situated a short stroll from Mote Park and many local shops, popular schools and general amenities. It's also located just a 10 minute drive from Maidstone town centre offering an array of bars, restaurants, shops and of course the mainline train stations offering fantastic links to London.

MATERIAL INFORMATION

Freehold

Council Tax Band: E

EPC Report: D

Broadband: Standard, Superfast & Ultrafast



- **THREE BEDROOM DETACHED HOME**
- **CHAIN FREE**
- **TANDEM GARAGE & PLENTY OF OFF ROAD PARKING**
- **LARGE GROUND FLOOR SPACE**

- **OVER 100' REAR GARDEN**
- **DOWNSTAIRS WC**
- **CONSERVATORY**
- **DOUBLE BEDROOMS**

WA3092 300324M

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