Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simon Miller & Company. REF: 1466533

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53 Holtye Crescent, Maidstone, ME15 7DD

Offers Over £500,000
EPC RATING: D

This substantial extended four-bedroom semi-detached family home offers generous and versatile accommodation throughout, making it an ideal choice for growing families. Occupying a sought-after position close to Mote Park, the property combines spacious living areas with a wealth of improvements and upgrades carried out by the current owner over the years.

The ground floor is centred around a spacious dual reception room, providing clearly defined living and dining areas, with the added benefit of a feature wood-burning stove creating a warm and inviting focal point. To the rear, the modern fitted kitchen opens into a bright and versatile garden room, creating an excellent space for everyday family life and entertaining while enjoying views over the rear garden.

The property has been extensively improved, including the replacement of the heating system approximately 14–15 years ago, with a new boiler, expansion tank and radiators installed and all former loft plumbing removed to maximise storage space. The electrical consumer unit has also been replaced and the electrical installation inspected. Further enhancements include replacement windows to the rear bedrooms and bathroom, an enlarged entrance porch with a modern front door, a recently re-rendered exterior and the installation of an internal door providing direct access to the garage.

Upstairs, the well-proportioned accommodation includes four bedrooms, with built-in wardrobes fitted to both of the larger bedrooms. Additional practical benefits include a partially boarded loft with lighting and upgraded insulation, offering useful storage space.

MATERIAL INFORMATION

Freehold
Council Tax Band **E**
EPC Report **D**

• Extended Four Bedroom Semi-Detached Family Home • Large Dual Reception • Open Plan Kitchen Leading Into Garden Room • Good Sized Accommodation Which Is Well Presented Throughout • Garage & Off Street Parking • Large Landscaped Rear Garden • Large Outbuilding Currently Used As A Home Cinema But Can Be Repurposed As A Home Gym Or Office • Sought After Location Close To Mote Park • Easy Access To Maidstone Town Center & Popular Grammar Schools • Close To Train Stations And Motorway Links

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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