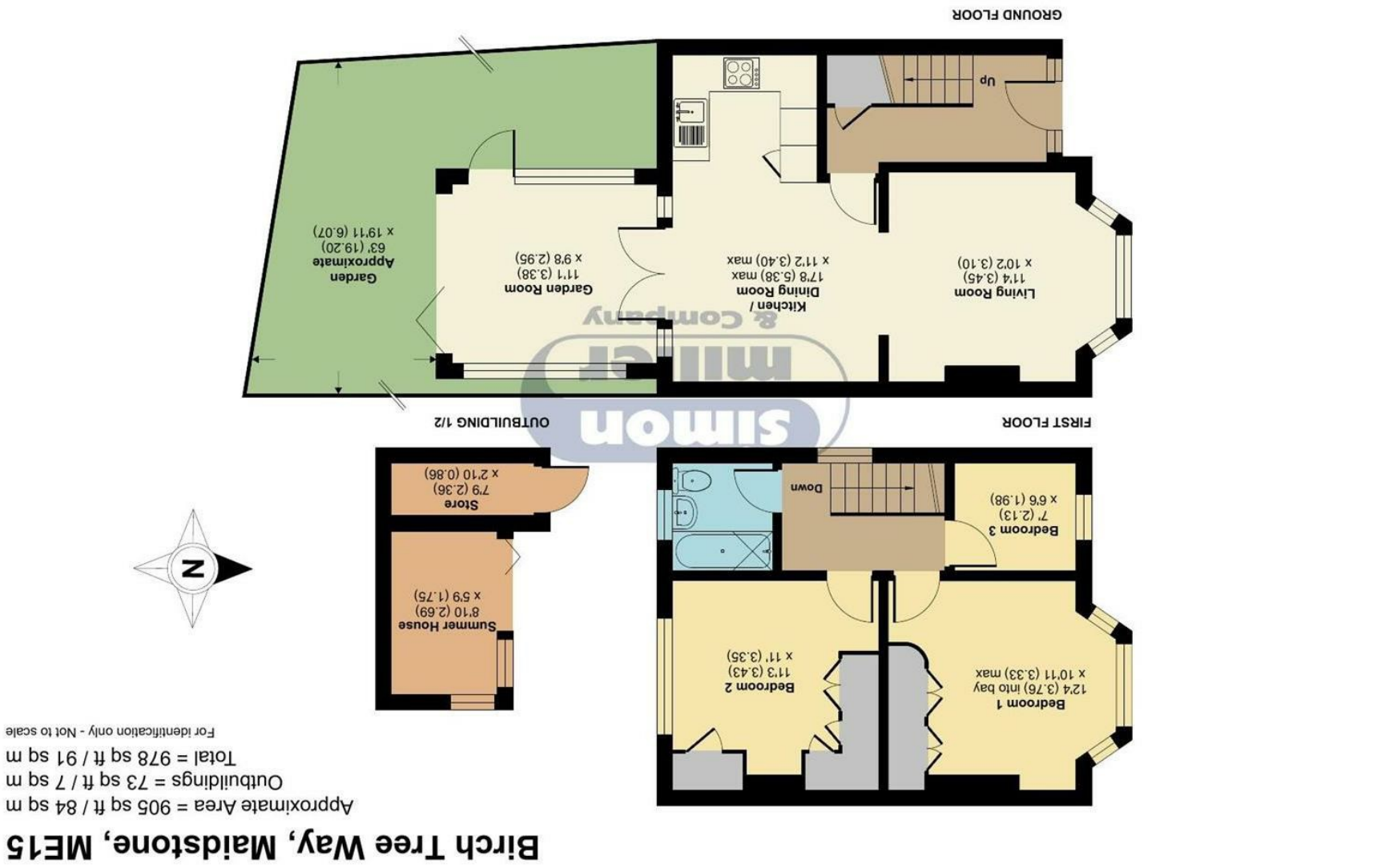

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Simon Miller & Company. REF: 781414

Certified Property Measurer

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

46 Birch Tree Way, Maidstone, ME15 7RR

Guide Price £375,000
EPC RATING: D

Welcome to this charming three-bedroom semi-detached family home located on Birch Tree Way in the desirable area of Maidstone. This property is beautifully presented throughout, offering a perfect blend of comfort and style for modern family living.

As you enter, you are greeted by a spacious living room featuring a delightful bay window that fills the space with natural light, creating a warm and inviting atmosphere. The heart of the home is the well-appointed kitchen/dining room, ideal for family meals and entertaining guests. Additionally, a lovely garden room extends the living space, providing a tranquil spot to relax and enjoy views of the garden.

The property boasts three generously sized bedrooms, perfect for accommodating a growing family or providing ample guest space. The well-maintained bathroom ensures convenience for all residents.

Outside, the large rear garden is a standout feature, offering a wonderful outdoor space with summer house and shed. The property also benefits from off-road parking, adding to the convenience of this lovely home.

Situated in a sought-after location, this property is close to local amenities, making daily errands and leisure activities easily accessible. With its appealing features and prime location, this semi-detached house is an excellent opportunity for those seeking a family home in Maidstone. Don't miss the chance to make this delightful property your own.

MATERIAL INFORMATION

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

• GUIDE PRICE £375,000 - £400,000 • Three Bedroom Semi-Detached Family Home • Living Room With Bay Window & Garden Room • Soft Water System Installed • Beautifully Presented Throughout • Off Road Parking & Large Rear Garden With Summer House & Shed • Ample Storage • Kitchen/Dining Room • Sought After Maidstone Location, Close To Local Amenities & Mote Park • Easy Access To 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.

11, COLMAN HOUSE, MAIDSTONE, KENT, ME14 1DJ | 01622 691255 | MAIDSTONESALES@SIMONMILLER.CO.UK