



4 Bridge Mill Way
Tovil, Maidstone
ME15 6FD
OIEO £325,000

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Maidstone
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Description

Delightfully presented semi-detached property in a sought after location, with garage and driveway for 1-2 cars. The accommodation features a hallway, lounge/diner, kitchen, luxury bathroom and 3 good size bedrooms. Located in an ideal location with local amenities, excellent schools close by and the town centre a mile away. Ideal for first time buyers or investors with an expected rental income of £1600/£1700 per calendar month. Viewing highly recommended. Sold with no forward chain.

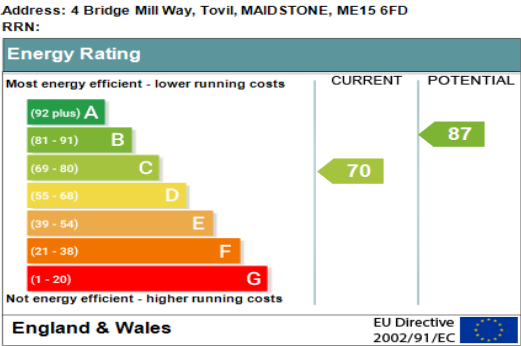
Location

Located in this well established and popular residential position within easy access of a good selection of local amenities which include a recently opened infant and junior school, shops, children's play areas and access onto the tow path which in turn provides access to the Millennium Park and amphitheatre. The town centre is approximately one mile distant and offers an excellent selection of amenities including shopping facilities at the Mall and Fremlins Walk, two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. For older children there is a selection of schools and colleges. The M20/M2M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

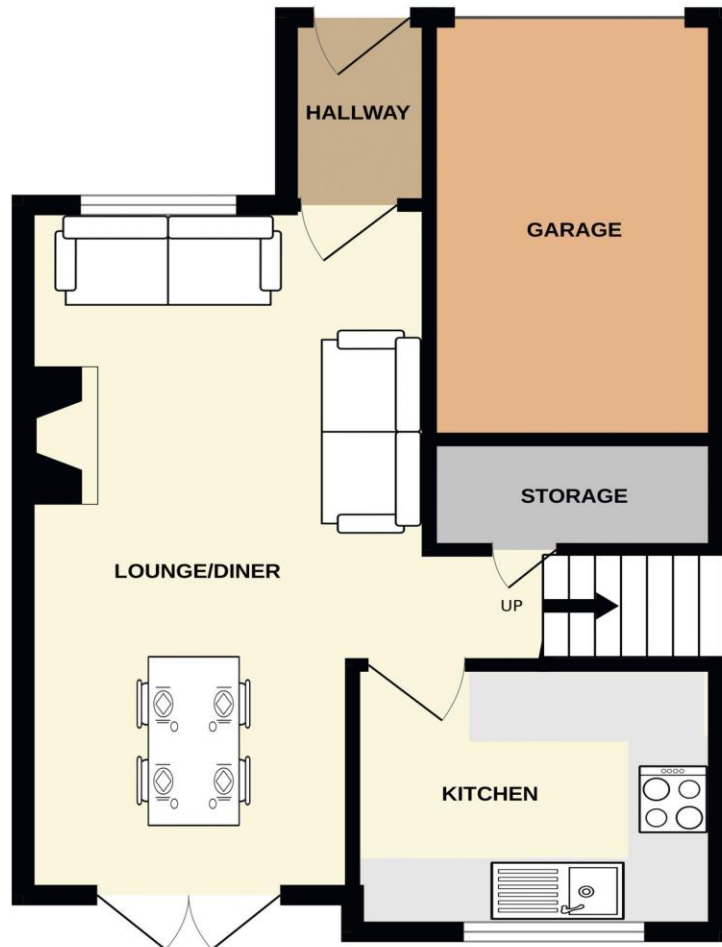
Council Tax Band
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VIEWINGS STRICTLY BY
APPOINTMENT

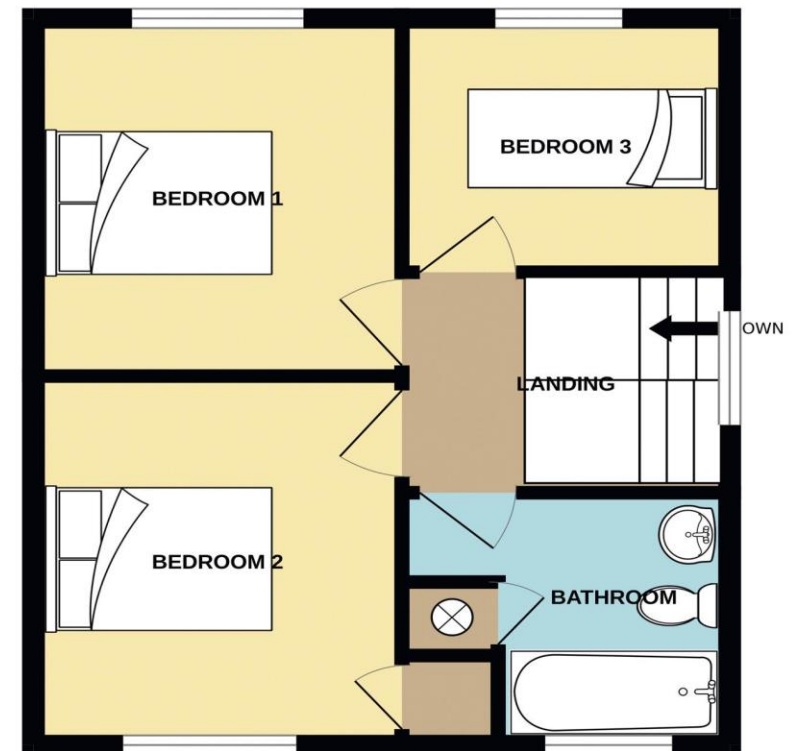
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENTRANCE HALL 5' 6" x 3' 8" (1.68m x 1.12m)

UPVC front entrance door with glazed panels, electric meter, radiator. Door to:

LOUNGE / DINER 19' 11" x 10' 5" (max) (6.07m x 3.17m)

Feature gas fired fireplace with wooden surround and granite tiled inset and hearth, window to front, two radiators, double casement doors overlooking the rear garden, stairs to first floor, built-in storage cupboard.

KITCHEN 9' 10" x 7' 0" (2.99m x 2.13m)

Comprehensive range of high and low level units with cream door and drawer fronts with chrome fittings, complimenting oak effect working surfaces, tiled splashbacks, space for gas cooker, fridge and washing machine, one and a half bowl stainless steel sink with mixer tap and drainer, window overlooking the rear garden, radiator, wood effect vinyl flooring, cupboard housing boiler.

ON THE FIRST FLOOR

LANDING

Window to side, radiator, access to roof space.

BEDROOM 1 10' 3" x 9' 6" (3.12m x 2.89m)

Window to front, radiator.

BEDROOM 2 10' 1" x 9' 6" (3.07m x 2.89m)

Built-in wardrobe cupboard, window to rear overlooking the garden, radiator.

BEDROOM 3 8' 10" x 6' 6" (2.69m x 1.98m)

Window to front, radiator.

BATHROOM 8' 10" (narrowing to 6") x 7' 2" (2.69m x 2.18m)

White contemporary suite, panelled bath with shower over and glass shower screen, low level WC, wash hand basin with mixer tap, half tiled walls, tiled flooring, radiator, window to rear, built-in airing cupboard housing water cylinder.

OUTSIDE

To the front of the property is a driveway for 1-2 cars, artificial lawned area and up and over entry door to the integral garage, service meters, side pedestrian access to the rear garden. The rear garden has a paved patio adjacent to the house, lawned area, decked seating area, shallow steps down to further secluded gravelled patio area, well stocked with mature shrubs, outside tap and fully fenced boundaries.

Directions

From Maidstone leave via Stone Street, heading in a southerly direction, a continuation of which is the Loose Road, bearing first right, following the one way system into Sheals Crescent, taking the second turning on the left into Old Tovil Road, proceed through the zebra crossing, turning right into Church Road. Follow the road taking the third turning on the right into Launder Way. At the roundabout, turn left into Bridge Mill Way



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