



64 Allen Street  
Maidstone  
ME14 5AG

Guide Price £400,000 to £425,000

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## Description

This attractive four bedroom Edwardian bay-fronted townhouse occupies a quiet street in the highly desirable St Luke's area, just a quarter of a mile from the town centre and mainline station. Extensive refurbishment has transformed the property into a stunning family home, stylish yet comfortable, arranged over three floors and extending to approximately 1,245 sq ft.

Set within a beautifully landscaped 90-foot rear garden, complete with a generous patio perfect for summer entertaining, the accommodation strikes a perfect balance between characterful Edwardian features and contemporary living.

Light-filled rooms, elegant period detailing, and thoughtfully designed spaces combine with practical, modern finishes to create a home of exceptional appeal.

## Location

The property is within a quarter of a mile of the Town Centre, with its excellent facilities which include Maidstone East railway station (London Bridge 56 minutes), wide selection of schools in and around the Town Centre for all age groups, two museums, a theatre, county library. Within half a mile is Mote Park with its 450 acres, boating lake, leisure centre and swimming pool. The M20, A20, M2, M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

## Council Tax Band

C

## VIEWINGS STRICTLY BY APPOINTMENT

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

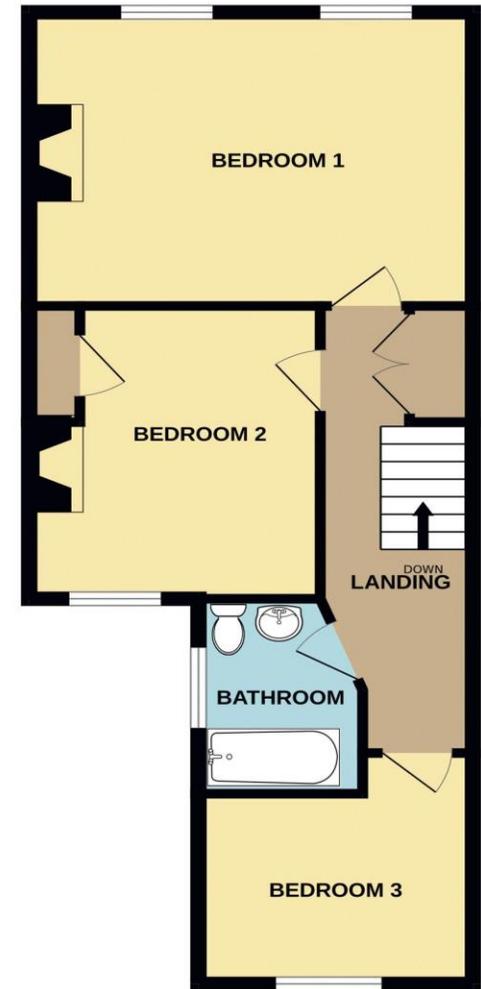
BASEMENT  
180 sq.ft. (16.7 sq.m.) approx.



GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.

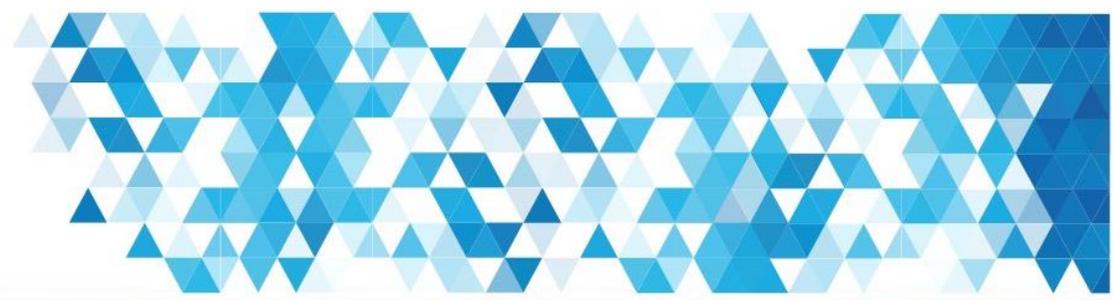


1ST FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.7 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 CANOPY

A stunning entrance canopy creates an impressive first impression, leading to a solid oak front door finished in contemporary grey with elegant glass inlays. Complemented by sleek chrome door furniture and stylish house number signage, the entrance is beautifully illuminated by thoughtfully positioned outdoor lighting.

## ENTRANCE HALL

A light and airy hallway sets the tone for the home, featuring engineered wood flooring laid in a desirable herringbone design. Beautiful high ceilings are enhanced by original corning and decorative plaster modillions. A staircase rises gracefully to the first floor, with access through to the lounge/dining room.

## LOUNGE/DINING ROOM

**LOUNGE** 14' 8" into bay narrowing to 12' x 12' 0" (4.47m x 3.65m)

An elegant, light-filled lounge benefits from classic sash windows overlooking the front garden. Period corning and engineered wood flooring in a refined herringbone design enhance the sense of quality throughout. A statement fireplace featuring an oak bressummer beam and log burner forms a stunning focal point, delivering a perfect balance of luxury and cosiness, finished with a sophisticated pillared radiator.

**DINING ROOM** 11' 9" x 16' 0" max (3.58m x 4.87m)

Beautifully light and well-proportioned, the dining area showcases continuous engineered wood flooring for a seamless flow. A striking fireplace with a bressummer beam serves as a characterful centrepiece, enhanced by elegant corning and traditional picture rails. A UPVC door opens directly onto the garden, with an additional door providing easy access to the kitchen, ideal for both everyday living and entertaining.

**KITCHEN** 13' 1" x 9' 10" (3.98m x 2.99m)

A beautiful, light and airy kitchen enjoys double casement UPVC doors opening onto the stunning garden, creating a seamless indoor-outdoor connection. The space features a range of contemporary white door and drawer fronts complemented by sleek black handles and coordinating worksurfaces with attractive tiled splashbacks. Integrated appliances include a double eye-level oven and induction hob with a stylish extractor above, alongside a 1½ stainless steel sink with mixer tap. There is space for a washing machine, dishwasher, and fridge freezer.

Downlighters enhance the modern feel, while the seamless engineered wood flooring continues throughout the ground floor.

## CLOAKROOM

A well-appointed cloakroom features a white suite including a low-level WC and wash hand basin with sleek chrome mixer tap. Mosaic-effect half tiling enhances the space, and a built-in storage cupboard conveniently houses the Worcester boiler, tiled flooring.

**BASEMENT ROOM/BEDROOM 4** 13' 8" into bay narrowing to 10' x 15' 5" (4.16m x 4.70m)

A modern and contemporary room currently utilised as an additional lounge, cinema room, or office space. Light and airy, with two accessible windows to the front allowing for plenty of natural light. Built-in oak, handcrafted storage boxes and cupboards provide stylish practicality, while additional cupboards discreetly housing the service meters. Underfloor heating and downlighters complete this comfortable and flexible living space.

## ON THE FIRST FLOOR

### LANDING

Storage cupboard, access to loft space above storage area.

**BEDROOM 1** 12' 0" x 16' 0" (3.65m x 4.87m)

A spacious and light-filled main bedroom benefits from two traditional sash windows overlooking the front aspect. Complimenting pillar radiator for warmth and comfort, decorative picture rails, wrought iron feature fireplace.

**BEDROOM 2** 12' 0" x 10' 5" (3.65m x 3.17m)

A generously proportioned double bedroom overlooking the rear garden through a traditional sash window, creating a bright yet peaceful setting. A built-in storage cupboard enhances functionality, while a decorative wrought iron feature fireplace adds timeless character and visual appeal. A radiator completes this inviting and well-balanced space.

**BEDROOM 3** 7' 6" x 10' 0" (2.28m x 3.05m)

A bright and airy single bedroom featuring a sash window to the rear garden, creating a peaceful outlook. Equipped with a radiator, this room offers both comfort and practical living space.

## BATHROOM

A beautifully presented bathroom featuring a contemporary white suite with panelled bath and chrome mixer tap. A glass shower

screen with rainforest attachment, with complimenting fully tiled walls, enhanced with a decorative mosaic tile border. The suite also includes a low-level WC and wash hand basin with storage cupboards beneath, alongside a built-in storage cupboard. A chrome heated towel rail, side-facing sash window, vinyl wood-effect flooring, and recessed downlighters complete this modern and practical space.

## OUTSIDE

The rear landscaped garden is a particular feature measuring approximately 90-foot forming a perfect backdrop for outdoor living. Adjacent patio space provides an ideal setting for entertaining, while decorative trellis with established shrubs enhances the garden's character. Fully fenced boundaries enclose a lush lawn, with rear pedestrian access ensuring practicality without compromising on style. The front of the property is beautifully presented with attractive wrought iron balustrade small retaining wall with established hedging, wrought iron entrance gate, steps leading to attractive oak entrance door.

## Directions

From our Penenden heath office proceed in a easterly direction into Penenden Heath Road, passing The Heath on the left hand side. At The Chiltern Hundreds roundabout take the third exit into Sittingbourne Road, continue until reaching the traffic lights at Holland Road, turn right take the first turning on the right into St Lukes Avenue and Allen Street will be found first turning on the left. The property will be found a short distance along on the right, as indicated by our signboard.



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