



103 Glebe Lane
Maidstone
ME16 9BA

Guide Price £425,000 to £450,000

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ME16 9BA**



Description

Beautifully presented 1930's semi detached house in a sought after non estate position. Cleverly extended creating a superb living space, with bi-folding doors on the extension which lead out to the patio and onto the good sized garden. 103 is bursting with character which is immediately apparent once the threshold is crossed with its wood burning stoves, traditional fitted kitchen, continuous wood laminate flooring and a luxuriously appointed bathroom. Good size driveway leading to garage with a 60 ft rear garden, patio and raised deck. Delightful views to the south over Farleigh. Highly recommended. Conveniently located on the Western outskirts of the Town within easy access of the Town Centre, Barming and East Farleigh Station and the ancient bridge over the Medway.

Agents Note: It is considered that this property would achieve between £1500 to £1550 as a monthly rental.

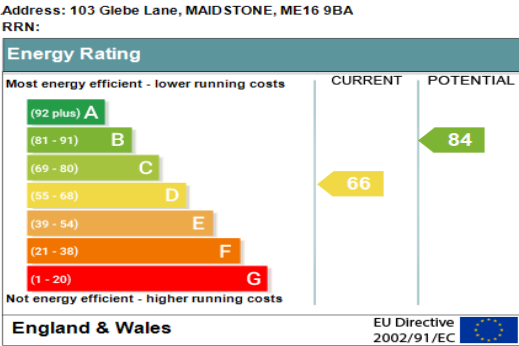
Location

Situated in this fine non estate position on the western outskirts of the town in the favoured Barming area, backing onto orchards at the rear with stunning views over the river and east Farleigh beyond. Barming has a selection of shops on the Tonbridge Road which provide for everyday needs with chemist, doctors surgery, selection of local infant and junior school with a wider selection of schools for older children in and around the town centre, which is approximately 1 and quarter distant. Fremlins walk shopping area provides a more comprehensive selection of shops with two railway stations in the town and further railway station in Barming all connected to London to Victoria and Charing Cross. There are two museums, theatre, county library and multi screen cinema. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the channel ports. The property is within a ¼ of a mile of the river and there are many attractive walks along the tow path.

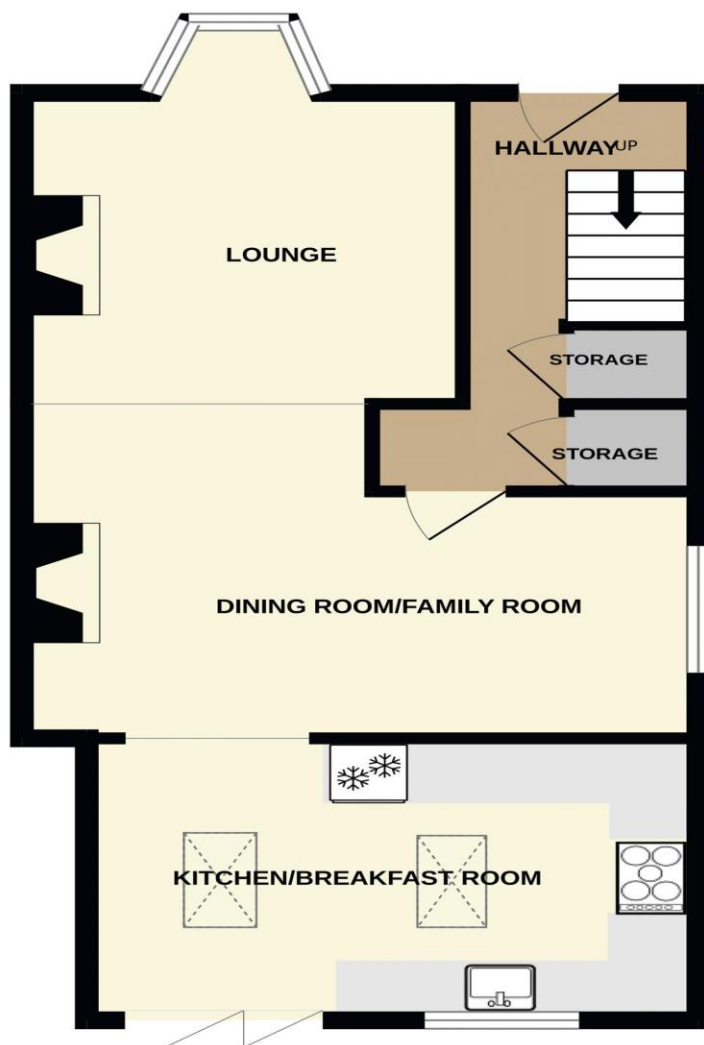
Council Tax Band
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VIEWINGS STRICTLY BY APPOINTMENT

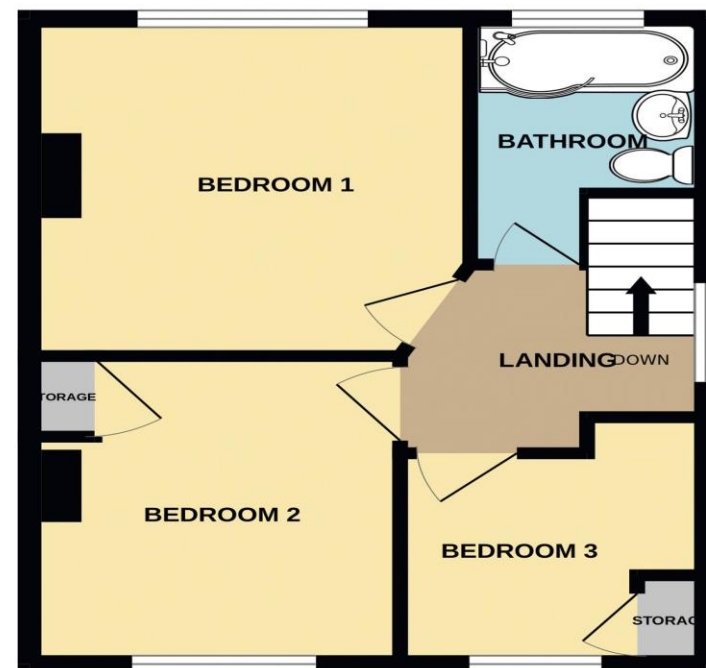
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 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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TRADITIONAL PILLARED ENTRANCE CANOPY

Outside light, Brick step, half glazed composite entrance door

ENTRANCE HALL 14' 0" x 0' 0" (4.26m x 0.00m)

With continuous flooring, dado rail, double radiator, 2 understairs storage cupboards.

L SHAPED LOUNGE/DINING ROOM 22' 9" x 16' 10" MAX (6.93m x 5.13m)

SNUG LOUNGE

Continuous flooring, bay window, picture rail, floating shelves, double radiator, recessed fireplace with wood burner.

SITTING ROOM/DINING ROOM

Continuous flooring, recessed fireplace with wood burner, window to side, book shelving. Wide access to:

OPEN PLAN KITCHEN/BREAKFAST ROOM 15' 3" x 9' 4" (4.64m x 2.84m)

2 velux windows, together with bi-folding doors and further window overlooking the rear garden bathe this room with light, natural brick wall, traditional fitted kitchen with escutcheon fittings, deep glazed Belfast sink, mixer tap, wooden working surfaces and upstand, range multi burner cooker, twin ovens and grill, extractor hood, integrated fridge freezer, metro laid tiled splashbacks.

ON THE FIRST FLOOR

LANDING

Timber ballustrade and newel post, dado rail, window to side, western aspect. access to roof space.

BEDROOM 1 11' 4" x 10' 10" (3.45m x 3.30m)

Window to front, distant views over Farleigh, southern aspect. radiator

BEDROOM 2 11' 0" x 9' 1" (3.35m x 2.77m)

Window overlooking rear garden, built in wardrobe cupboard, radiator.

BEDROOM 3 8' 2" x 7' 6" (2.49m x 2.28m)

Window overlooking rear garden, radiator, range of built in wardrobe cupboard and storage cupboards with display shelving.

BATHROOM

Luxuriously appointed white suite with chrome plated fittings, P shaped bath with curved shower screen, hung wash hand basin, WC, chrome plated heated towel rail, ceramic tiled floor and splashbacks with mosaic border tile, window to front, Southern aspect.

OUTSIDE

To the front of the property, brick paviour driveway leading to the detached garage with light and power, parking for several vehicles. Paved front garden low maintenance. To the rear, decorative paved patio adjacent to the house, lawned area with flower borders and decked area at the rear perfect for outside entertaining.

Directions

From Maidstone take the Tonbridge Road A26 follow the road for approximately 1.1 miles turning left, adjacent to the Natwest bank into Farleigh Lane, Glebe Lane will be found on the right hand side.



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