



**3 Grosvenor Court Oakwood Park
Maidstone
ME16 8AN**

Guide Price £750,000 to £795,000

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Description

Impressive detached family residence, set amidst a good sized plot flanked by trees with a South facing 75 ft rear garden, ample parking and turning area. Approached by a private driveway with a 5 bar gate conveniently placed in Oakwood Park with easy access onto the Tonbridge Road, A26. Fabulous educational facilities.

The house itself is particularly appealing arranged on 2 floors extending to just under 2500 square feet with well proportioned light and airy rooms cleverly extended by the current owners to create a stunning L-Shaped open plan family dining kitchen with bespoke units and a full range of integrated appliances.

Comfortable lounge with log burner, utility room and cloakroom finish off the ground floor accommodation. Upstairs there are 5/ 6 bedrooms, principal bedroom with en-suite, luxuriously appointed family bathroom.

The landscaped gardens incorporate a substantial log cabin, mature trees, raised patio and fully fenced boundary.

To the front there is an extensive brick paver driveway and parking area with space for 7/8 vehicles. Double garage.

Directions: From Maidstone leave via the Tonbridge Road A26 and The Oakwood Park development can be found on the right-hand side after 3/4 of a mile, enter through the white gates into the school entrance and the property can be found immediately on the left, follow the driveway to the end where you find the 5-bar gate.

Location

Oakwood is situated on the favoured western outskirts of Maidstone with its selection of local shops providing for everyday needs, with excellent educational facilities for infants, juniors, seniors, and students.

Maidstone town centre is some 1 mile distant and offers a more comprehensive selection of amenities including excellent shopping facilities at Fremlins Walk, two museums, theatre, county library, multi-screen cinema and two railway stations connected to London.

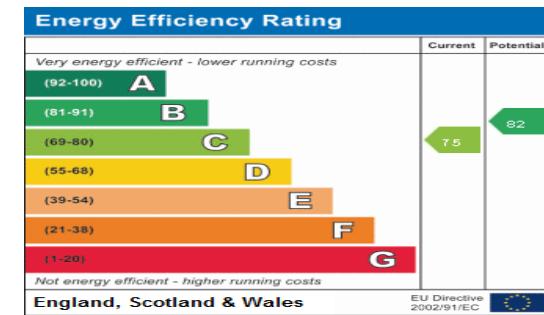
The M20/M2/M25 and M26 Motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

Council Tax Band

G

VIEWINGS STRICTLY BY APPOINTMENT

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



Address:
3 Grosvenor Court, 4 Grosvenor Road, SE16 8AN

GROUND FLOOR
1388 sq.ft. (129.0 sq.m.) approx.

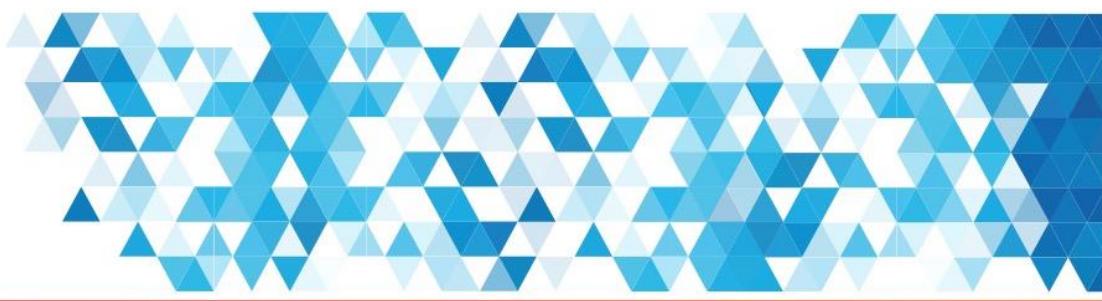


1ST FLOOR
957 sq.ft. (88.9 sq.m.) approx.



TOTAL FLOOR AREA : 2345 sq.ft. (217.9 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.



ON THE GROUND FLOOR

ENTRANCE PORCH

With Doric Columns, outside lights, Georgian style entrance door.

HALLWAY

Laminate flooring, understairs storage cupboard, staircase to first floor with decorative balustrade.

CLOAKROOM

White suite with integrated cabinets, low level WC wash hand basin, radiator, oak flooring.

LOUNGE 21' 2" x 18' 0" (6.45m x 5.48m)

Double aspect windows, two feature windows to front with further fireside windows, wood burning stove, ceiling roses, cornicing, 2 double radiators, double doors to family room.

L SHAPED KITCHEN/FAMILY/DINING ROOM 34' 3" x 34' 7" (10.43m x 10.53m)

KITCHEN AREA - comprehensively fitted with units, shaker style featuring served cabinets and matching breakfast bar, sink unit, 4 ring induction hub with concealed extractor hood above, eye level double oven with separate grill, microwave, integrated fridge freezer and dishwasher, chromium plated towel rail, oak flooring. Door to garden.

DINING AREA - continuous oak laminate flooring, extensive range of built in cupboards, two window overlooking south facing garden, double radiator, wide access to:

FAMILY ROOM - five bi-folding doors onto the sun terrace, two Velux sky light windows, continuous oak laminate flooring, feature wall with exposed brickwork, vaulted ceiling with double doors to lounge.

UTILITY ROOM 8' 3" x 5' 9" (2.51m x 1.75m)

Built-in cabinets with bevel edge with wood block effect work surfaces and upstand, stainless steel sink, plumbing for automatic washing machine, space for tumble dryer, glazed display unit. laminate flooring, radiator.

ON THE FIRST FLOOR

SPACIOUS LANDING 21' 0" x 11' 0" (6.40m x 3.35m)

With timber balustrade, access to loft space, built-in cupboard with gas fired boiler.

PRINCIPAL BEDROOM 15' 2" x 12' 4" (4.62m x 3.76m)

Extensive range of built-in storage wardrobes, window overlooking rear garden, southern aspect, radiator.

ENSUITE

White with chromium fittings, twin step in shower cubicle with curved glass, hand basin, low level WC, riven slate effect splash back, ceramic tile floor.

BEDROOM 2 14' 4" x 8' 5" (4.37m x 2.56m)

Two windows to front and a radiator.

BEDROOM 3 8' 0" x 12' 2" (2.44m x 3.71m)

Window to rear southern aspect and a radiator.

BEDROOM 4 12' 1" x 8' 0" (3.68m x 2.44m)

Window to rear, southern aspect.

BEDROOM 5 10' 4" x 6' 6" (3.15m x 1.98m)

Window to front, radiator and deep recess.

BEDROOM 6/STUDY 8' 3" x 6' 5" (2.51m x 1.95m)

Window to front.

FAMILY BATHROOM

White contemporary suite with integrated cabinets, Travertine tiled walls and floors, corner bath, twin shower, hand basin, WC, heated towel rail, window.

OUTSIDE

The property is approached by a private driveway and a 5 bar gate with extensive brick paver courtyard, creating parking for 7/8 vehicles leading to large detached garage with roller shutter door, outside lighting, power, overhead storage. The rear garden is a particular feature of the property and extends to 75 feet, fully fenced enjoying a southern aspect with an extensive raised Indian sand stone patio adjacent to house with shallow steps leading to a lawned area, flanked by mature trees. At the end of the garden is a substantial log cabin in a decked surround.

Directions

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