



17 Hadlow Road  
Maidstone  
ME14 5PY

£425,000 - £450,000

**17 Hadlow Road  
Vinters Park  
Maidstone  
ME14 5PY**



## Description

Extended and much improved 3/4 bedroom semi detached family house located in one of the sought after roads on the popular Vinters Park Estate. To the ground floor there is a lounge, dining room, kitchen breakfast room, cloakroom and sitting room/bedroom 4.

3 bedrooms and a family bathroom to the first floor, benefitting from gas fired central heating and UPVC triple glazed windows. South facing secluded garden to the rear, garage and driveway for parking 3/4 vehicles.

## Location

Vinters Park is particularly sought after with it's good selection of local amenities including community centre and pre-school, local shopping parade. The adjacent Vinters Valley Nature Reserve with it's 9 acres and excellent educational facilities. With adjacent schools at Eastborough, Valley Park and Invicta Grammar School. Maidstone town centre is within one mile and offers a comprehensive selection of amenities including excellent shopping facilities at The Mall and Fremlins Walk, two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. There is a wider selection of schools and colleges in and around the town centre for older children. 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

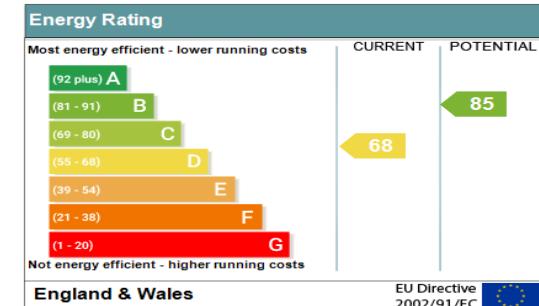
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## VIEWINGS STRICTLY BY APPOINTMENT

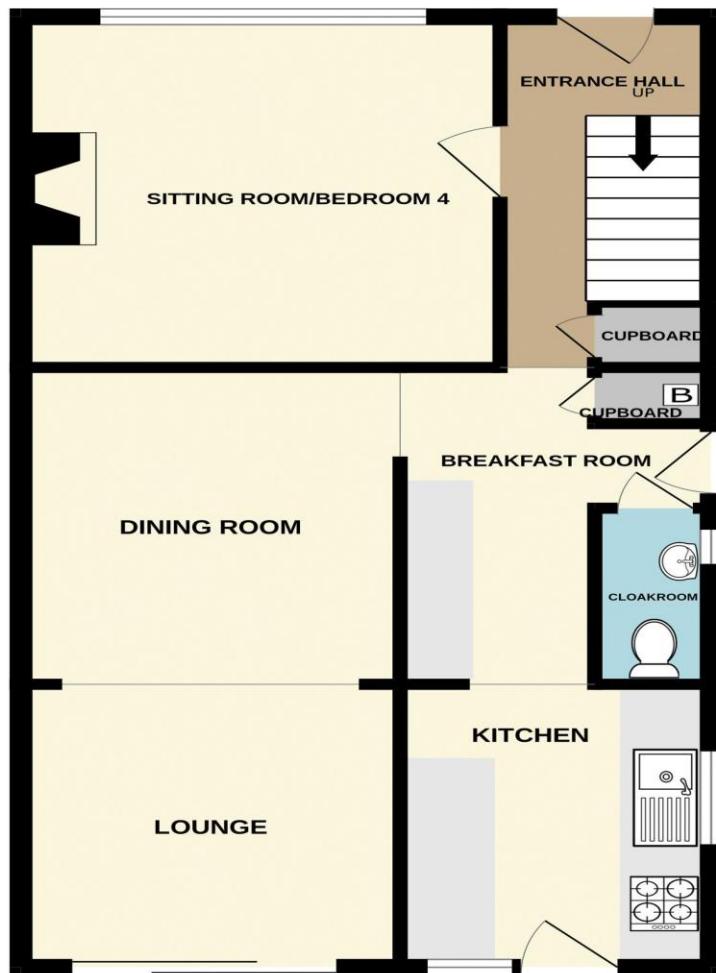
**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



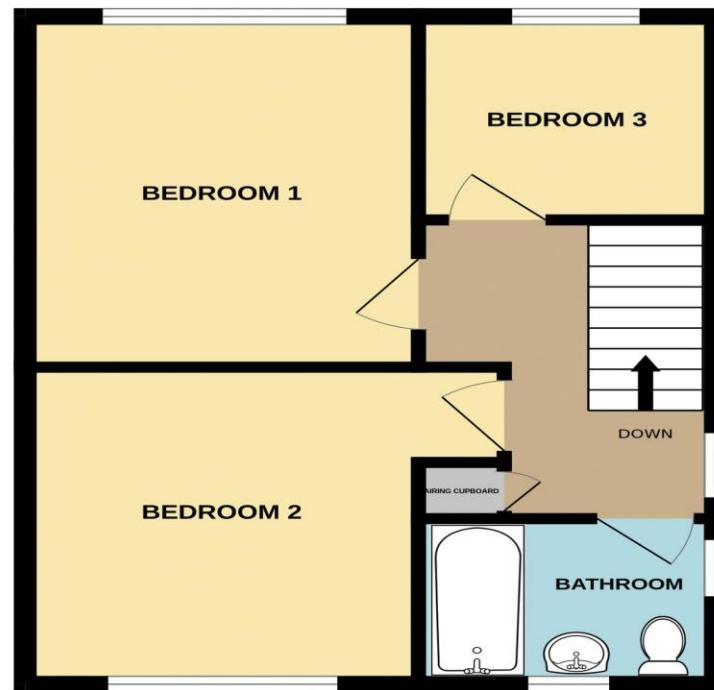
Address: 17 Hadlow Road, MAIDSTONE, ME14 5PY  
RRN: 0320-2127-8270-2327-8531



GROUND FLOOR  
593 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



EXTENDED 3 BEDROOM SEMI DETACHED

TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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 or appliances are not guaranteed. 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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## ON THE GROUND FLOOR

### ENTRANCE HALL

UPVC entrance door with glazed panels to sides. Stairs to first floor. Radiator. Laminate flooring. Understairs cupboard.

### LOUNGE/DINING ROOM 22' 4" x 9' 9" (6.80m x 2.97m)

UPVC double glazed sliding patio doors opening onto garden. Two radiators.

### KITCHEN/BREAKFAST ROOM 22' 4" x 8' 0" (6.80m x 2.44m)

Range of high and low level units having white Shaker style door and drawer fronts. Complementing working surfaces and tiled splashbacks. Stainless steel sink with mixer tap. Space for freestanding cooker with extractor hood over. Plumbing for washing machine, space for fridge freezer. Breakfast bar. Double aspect windows to side and rear. UPVC double glazed door leading to garden and further door to side leading to driveway. Radiator. Built in storage cupboard housing Baxi wall mounted gas fired boiler supplying central heating and domestic hot water throughout.

### CLOAKROOM

Low level W.C. Wall hung wash hand basin with tiled splash back. Window to side.

### SITTING ROOM/BEDROOM 4 12' 5" x 12' 4" (3.78m x 3.76m)

Picture window to front - northern aspect. Open chimney breast with timber surround, shelving and cupboards to side. Radiator. Carpet.

## ON THE FIRST FLOOR

### LANDING

Window to side - eastern aspect. Access to roof space with folding loft ladder. Airing cupboard with water cylinder and shelving.

### BEDROOM 1 12' 6" x 9' 1" (3.81m x 2.77m)

Window to front - northern aspect. Range of built in wardrobes with mirrored sliding doors. Radiator. Carpet.

### BEDROOM 2 11' 7" x 10' 1" (3.53m x 3.07m)

Window to rear overlooking the garden - southern aspect. Radiator. Carpet.

### BEDROOM 3 7' 8" x 7' 2" (2.34m x 2.18m)

Window to front. Radiator. Carpet.

### BATHROOM

White suite comprising panelled bath with Triton electric shower over, curtain and rail. Fully tiled walls. Fitted cabinets with working surface, hung wash hand basin with mixer tap, low level W.C with concealed cistern. Double aspect windows to side and rear. Radiator. Vinyl flooring.

## OUTSIDE

To the front there is a lawn area with shrub borders. Block paved driveway for parking 3/4 cars. Detached brick built garage (measuring 16'2 x 8'5) with up and over entrance door and pedestrian side door. Electric light and power.

The rear garden enjoys a southern aspect measuring 37'. Fully fenced boundaries. Block paved patio adjacent to the house with decorative granite stone chippings. Covered pergola area. Blossom tree, bamboo and honeysuckle. Lawn area. Outside water tap and lighting. Secluded and private.

### Directions

From our Penenden Heath Office, proceed in an easterly direction into Penenden Heath Road. At the Chiltern Hundreds roundabout take the third exit into Sittingbourne Road, turning first left into Hampton Road. Take the fourth turning on the right into Alkham Road and Hadlow Road will be found second on the right.



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