



74 Forest Hill  
, Maidstone  
ME15 6TH

Asking Price £300,000

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## Description

A fantastic opportunity to acquire this well-presented two-bedroom semi-detached home. The property features an entrance porch, a bright and spacious living area, fitted kitchen, modern bathroom, and two double bedrooms. Outside, there is a private rear garden and a driveway providing ample off-road parking. Light and airy throughout, the home is ideally located just half a mile from the town centre and the picturesque Mote Park. With easy access to the stunning Loose Valley Nature Reserve, it offers the perfect balance of convenience and countryside charm.

## Location

Located close to the river with tow path walks back into the town centre, passing Amphi theatre and Millennium Park. There are shops including a supermarket, a just opened highly regarded infant and junior school. Maidstone the town centre is some one mile distant and offers a comprehensive selection of amenity including two museums, theatre, County library, multi-screen 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. For older children there is a selection of schools and colleges in and around the town centre.

## 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.**

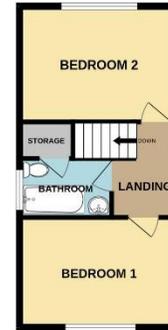


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.

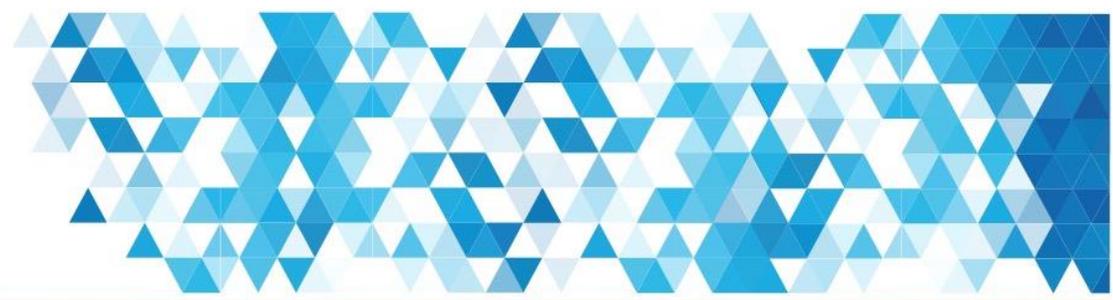


1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 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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## ON THE GROUND FLOOR

### **ENTRANCE PORCH** 6' 0" x 4' 6" (1.83m x 1.37m)

uPVC glazed entrance door with a side panel window, front-facing window, and a built-in cupboard housing service meters. Features low-voltage recessed lighting and a wooden glazed door leading to:

### **LIVING ROOM** 17' 3" x 13' 0" (5.25m x 3.96m)

Front-facing window, double radiator, and staircase leading to the first floor.

### **KITCHEN** 12' 9" x 9' 2" (3.88m x 2.79m)

A comprehensive range of wall and base units with high-gloss doors and drawer fronts, complemented by wood-effect work surfaces. Features include a black acrylic one-and-a-half bowl sink with mixer tap and drainer, an integrated Smeg oven with a four-burner electric hob and extractor hood above, plumbing for a washing machine, and space for a fridge freezer. There is a rear-facing window, a radiator with a decorative cover, and a glazed single casement door leading to the rear garden. Finished with tiled splashbacks and upstands.

## ON THE FIRST FLOOR

### **LANDING**

Access to roof space.

### **BEDROOM 1** 12' 9" x 9' 2" (3.88m x 2.79m)

Front-facing window, double radiator, and an exceptionally light and airy feel throughout.

### **BEDROOM 2** 13' 10" x 9' 6" (4.21m x 2.89m)

Rear-facing window and double radiator.

### **BATHROOM** 7' 9" x 4' 7" (2.36m x 1.40m)

White suite with chrome fittings, comprising a low-level WC, wash hand basin with mixer tap and storage cupboard beneath, and a panelled bath with shower attachment. There is a side-facing window, a chrome heated towel rail, and a built-in airing cupboard housing the Ideal combination boiler. Finished with tiled splashbacks, wood-effect flooring, and low-voltage recessed lighting.

## OUTSIDE

To the front of the property, a brick-paved driveway provides ample off-road parking, with wooden double gates offering access to the rear garden. The rear garden features a brick-paved patio adjoining the house, a lawned area, and a decked seating space ideal for alfresco dining and entertaining. The garden is fully enclosed with fenced boundaries and enhanced by mature shrubs, a timber shed, as well as an outside light and power point.

### **Directions**

From Maidstone leave in a southerly direction on Stone Street, bearing right into the one way system into Shields Crescent, taking the second on the left into Old Tovil Road. Just prior to the traffic lights, turn left into Courtney Road and follow the road into Forest Hill and the property will be found on the left hand side as indicated by our sign board.



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