



16 Guston Road
Maidstone
ME14 5QL
Price £320,000

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Description

Offered for sale with no forward chain, this well-presented three-bedroom terraced house is situated on the highly sought-after Vinters Park development, conveniently located close to the town centre and excellent local amenities.

The property features a spacious lounge/diner, providing an ideal space for both relaxing and entertaining, along with a separate fitted kitchen. To the rear, a conservatory offers additional living space with views over the garden.

Upstairs, the accommodation comprises three bedrooms, including two double bedrooms and one single, all served by a modern shower room. Externally, the home benefits from a private rear garden, perfect for outdoor enjoyment, as well as a garage en bloc providing additional storage or parking.

Ideally positioned for excellent transport links, local shops, and highly regarded schools, this property would make an ideal purchase for families, first-time buyers, or investors alike.

Early viewing is highly recommended.

Location

Situated in a well established position enjoying an open outlook on this sought after residential development, with its local shops which provide for everyday needs, community centre, the adjacent Vinters Valley Nature Reserve with its ninety acres of park like grounds with excellent educational facilities from Eastborough and Valley High catering for infants, juniors and seniors.

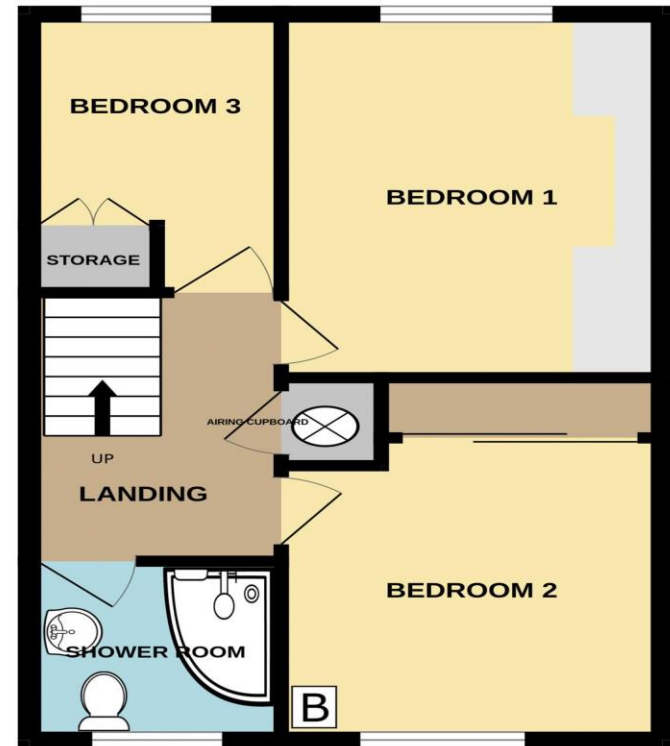
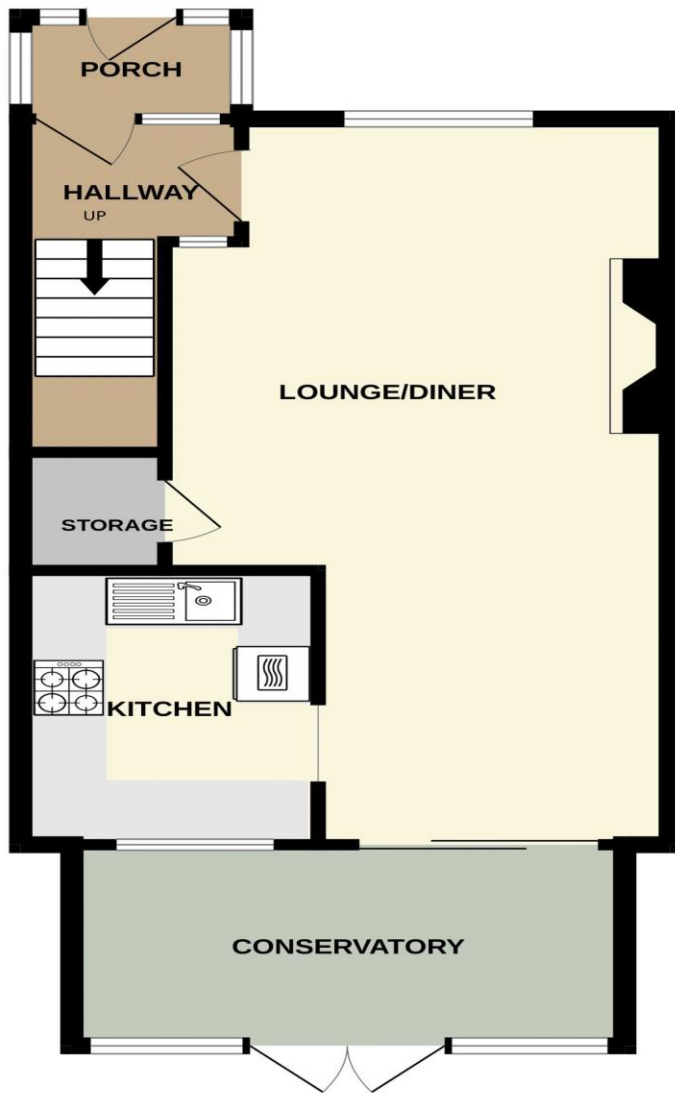
Council Tax Band

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.





TOTAL FLOOR AREA : 938 sq.ft. (87.2 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

UPVC entrance door with decorative window panes and side panel windows, windows on both sides, tile effect vinyl flooring, UPVC entrance door with decorative stained glass window panes and side panel to:

ENTRANCE HALL

Radiator with decorative cover, stairs to first floor with hand rail.

LOUNGE / DINER 25' 0" x 12' 9" *narrowing to 8' in dining area (7.61m x 3.88m)*

Window to front, two radiators (one with decorative cover), feature York stone fireplace with contemporary living flame electric fire, glass sliding doors to the conservatory, arched opening to:

KITCHEN 9' 9" x 7' 8" (2.97m x 2.34m)

A comprehensive range of high and low level units with cream high gloss door and drawer fronts, integrated eye level Beko oven, stainless steel sink with drainer and mixer tap, plumbing for washing machine and dishwasher, ceramic tiled splashbacks and upstand, four burner gas hob, herringbone wood effect vinyl flooring.

CONSERVATORY 14' 1" x 8' 0" (4.29m x 2.44m)

Wood effect vinyl flooring, double casement doors and windows to the garden, polycarbonate roof.

ON THE FIRST FLOOR

LANDING 8' 10" x 6' 3" (2.69m x 1.90m)

Access to roof space, built-in airing cupboard with water cylinder and shower pump.

BEDROOM 1 12' 8" x 9' 7" (3.86m x 2.92m)

Window to front, radiator, extensive range of built-in bedroom furniture including wardrobes, bedside tables, display niches with shelving, overhead storage cupboards and dressing table.

BEDROOM 2 9' 6" *plus wardrobes* x 9' 5" (2.89m x 2.87m)

Window to rear, radiator with decorative cover, built-in wardrobes with mirrored sliding doors, wall mounted Ideal boiler.

BEDROOM 3 9' 8" x 6' 3" (2.94m x 1.90m)

Window to front, radiator, built-in cupboard with hanging rail.

SHOWER ROOM 6' 4" x 5' 10" (1.93m x 1.78m)

White suite with chrome fittings, low level WC, wash hand basin with mixer tap, step in Insignia shower with built-in monsoon rainfall shower head, handheld shower attachment, body jets, speakers and digital display, chromium plated heated towel rail, ceramic tiled walls with decorative panel border, vinyl flooring and window to rear.

OUTSIDE

To the front of the property is a low maintenance lawned area bordered with shrubs, concrete pathway to the front entrance door. The rear garden is 43 ft long with a paved patio adjacent to house, lawned area with pathed pathway leading to a timber shed, rear pedestrian gate providing access to the garage en bloc, fully fenced boundaries with mature trees including fruit trees and Camelia.

Directions

From Penenden Heath shopping parade proceed in a easterly direction into Penenden Heath, at the Chiltern Hundreds roundabout take the second exit into Sittingbourne Road, turning first left into Hampton Road and Guston Road will be found third turning on the right.



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