



4 Milford Place  
Langley, Maidstone  
ME17 3GL  
**Guide Price £750,000 - £775,000**

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**Milford Place**  
**Langley**  
**Maidstone**  
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## Description

Wonderful opportunity to purchase this substantial family house located in this prestigious gated complex in this sought after semi rural location. Beautifully presented and under two years old, built to an exceptionally high specification, arranged on two floors extending to in excess of 2000sq'. The accommodation features a stunning kitchen/family room with a full range of integrated appliances with island unit. Well proportioned lounge, study, cloakroom and utility. On the first floor there are four double bedrooms, three of which have en-suites with the principal bedroom boasting a dressing room and en-suite. All leading from the superb galleried landing. There is double glazing, underfloor heating, oak internal doors, large double garage with driveway and parking for three vehicles. Secluded low maintenance rear garden enjoying a western aspect with an extensive patio.

## Location

Located in this sought after semi rural position on the outskirts of Langley village, located four miles south east of the County town with a community centre, a selection of gastro pubs and restaurants, driving range and petrol station with convenience store. The nearby village of Leeds is approximately 1 1/2 miles distant and has an infant and junior school. There is a wider selection of schools and colleges in and around the county town for older children. 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 nearest mainline railway station on The Victoria Line is Bearsted station approximately three miles distant and Headcorn on The Charing Cross line, approximately seven miles distant.

## Council Tax Band

G

## VIEWINGS STRICTLY BY APPOINTMENT

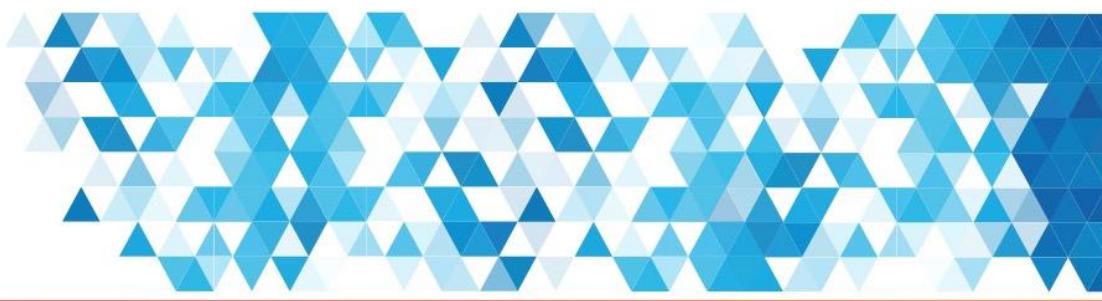
**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



## Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 92   A    |
| 81-91 | B             | 87   B  |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





## CANOPIED ENTRANCE PORCH

Ramp access to front door. Outside light

## ENTRANCE HALL

Composite entrance door with decorative glass and glazed side panels. Karndean flooring. Built in storage cupboard. Double doors into the lounge. Stairs to first floor.

## CLOAKROOM

White suite comprising wash hand basin with chromium mixer tap and cupboard beneath. Wall hung low level W.C with concealed cistern. Window to front with fitted shutter blinds. Recessed downlighters. Continuous Karndean flooring.

## LOUNGE 22' 0" x 19' 0" (6.70m x 5.79m)

Fitted entertainment unit with extensive storage and display niches with lighting. Two windows to the front. Double casement doors leading onto the garden.

## STUDY 11' 7" x 10' 3" (3.53m x 3.12m)

Double aspect windows to front & side with French shutter blinds. Built in cupboard with modern consumer unit. Karndean flooring.

## KITCHEN/FAMILY ROOM 27' 3" x 16' 9" (8.30m x 5.10m)

Fitted kitchen with extensive range of high & low level units having white high gloss door and drawer fronts with integrated handles. Granite working surfaces & upstands. Central island unit with matching working surfaces and cupboards below. Inset stainless steel 1 & 1/2 bowl sink with chromium plated mixer tap. Integrated Neff triple ovens with slide and hide doors. Neff electric induction hob with

chimney style stainless steel & glass extractor fan above. Full height fridge and freezer. Integrated dishwasher and drinks chiller. Cupboard housing wall mounted Potterton gas fired boiler supplying central heating and hot water throughout.

Continuous Karndean flooring. Recessed downlighters. Window to side. Family Room: Two windows to the side with southern and northern aspects. Double glazed casement doors leading to the garden. Karndean flooring. Recessed lighting. Door to-

## UTILITY ROOM

Window to rear. Matching working surfaces. Integrated washing machine. Built in cupboard housing fully pressurised water system and manifolds for the underfloor heating.

## STAIRS TO FIRST FLOOR

With half landing, timber balustrade and Velux skylight.

## LANDING

Timber balustrade and newel post. Window to front with eastern aspect and French shutter blinds. Double radiator. Access to roof space with folding loft ladder.

## PRINCIPAL SUITE 16' 7" x 11' 8" (5.05m x 3.55m)

Window to front with eastern aspect. Two built in wardrobes with hanging rails and shelving. Carpet. DRESSING ROOM: Fitted with hanging rails, shelving and drawers. Carpet. EN-SUITE: Luxuriously appointed with white suite comprising double width walk in shower with glass screen, Aqualisa thermostatically controlled shower and fully tiled walls. His & Hers wash hand basin with chromium plated waterfall mixer taps, tiled

splashbacks and cupboards under. Wall mounted touch sensor led mirror. Chromium plated heated towel rail. Wall hung low level W.C with concealed cistern. Extractor fan & shaver point. Ceramic tiled flooring. Window to rear with western aspect. Recessed low voltage downlighters.

## BEDROOM 2 16' 9" x 10' 3" (5.10m x 3.12m)

Double aspect windows to the sides with northern & southern aspects. Double radiator. Carpet. Door to Jack & Jill En-Suite shared with bedroom 3.

## EN-SUITE

Double size shower cubicle with sliding glass door. Aqualisa thermostatically controlled shower and fully tiled walls. Wash hand basin with chromium plated mixer tap and cupboard beneath. Wall hung low level W.C with concealed cistern. Shaver point and extractor fan. Chromium plated heated towel rail. Ceramic tiled floor and recessed low voltage downlighters.

## BEDROOM 3 13' 1" x 8' 7" (3.98m x 2.61m)

Window to side with northern aspect. Double radiator. Carpet. Door to En-Suite shared with bedroom 2.

## BEDROOM 4 10' 2" x 9' 10" (3.10m x 2.99m)

Double aspect windows to the side and front. Double radiator. Carpet.

## FAMILY BATHROOM 6' 5" x 6' 4" (1.95m x 1.93m)

Luxuriously appointed white suite comprising double ended panelled bath with chromium plated mixer tap and hand shower. Fully tiled walls. Wash hand basin with chromium plated mixer tap and cupboards beneath. Chromium plated heated towel rail. Wall hung low level W.C with concealed cistern. Shaver point, recessed downlighters. Ceramic tiled flooring.



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