

145 Tonbridge Road, Maidstone





145 Tonbridge Road, Maidstone ME16 8NA

Smart 3-Bedroom Mid Terrace Town House

Accommodation Summary

- 3 bedrooms
- Large reception room
- Spacious Kitchen/Dining Room
 - Family bathroom
 - Private garden
 - Off road parking
 - Garage
- No onward chain
- Close to Clare Park



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This deceptively spacious 3-bedroom home is within easy reach of Maidstone's shops, bars, restaurants and mainline railway station with access into central London.

With its handsome brick exterior, crisp white windows and entrance door framed with awning and canopy, the house is set back from the road by a long flower bed.

The sheltered doorway draws you into an inner porch, with useful downstairs cloakroom to the side. Beyond, is the welcoming hallway with rooms off it that are far larger than you would expect.

Straight ahead, the kitchen/dining room has everything you need with plenty of fitted cupboards and counter surface, plumbing and space under the counter for a washing machine and an integrated oven. It's yellow cabinetry and warm slate grey flooring give it a pleasing contemporary feel and with ample room at the far end for a dining table and chairs it is a perfect family space.



An opening at the rear of the kitchen leads you into the living room which is flooded with light from its window and fully glazed French door that leads out onto the terrace beyond. The room is generously sized and big enough for furniture and large family sofas to relax in at the end of long busy days.

Climbing the carpeted stairs to the first floor you reach three good sized bedrooms and a modern family bathroom.

Outside at the rear is a secluded and private courtyard garden ideal for lazy summer afternoon BBQs or growing your own vegetables. It also provides direct access to the garage and off street parking space behind.

This home is absolutely perfect for a small family, young professionals or buy to let investors and is a must see!



Covered entrance storm porch to part opaque glazed entrance door, which opens to:

Inner Porch with door to:

Cloakroom: side access double glazed window, wash hand basin with mixer tap over, low level WC, laminate flooring and heated towel rail.

A fully glazed opaque door leads to:

Entrance Hallway with tiled flooring, radiator and doors to:

Kitchen/Dining Room: 16' 10 x 12' 4' front aspect double glazed window, range of yellow eye and base level units with open shelving, integrated electric oven, four ring gas hob, extractor fan, sink with drainer and mixer tap over, space and plumbing for washing machine and dishwasher, space for fridge/freezer, wall hung boiler, part tiled walls, tiled flooring, built in cupboards, radiator and door to:

Living Room: 15' 3' x 10' 11' double glazed rear aspect window and double glazed single door with slim double glazed window to the side flooding the spacious room with light, wooden effect laminate flooring and radiator.

Stairs leading up to the first floor with loft access ceiling hatch, airing cupboard with shelves for linen and doors to:

Bedroom one: 16' 10' x 9' 7' front aspect double glazed window and radiator.

Bedroom two: 11' x 9' 7' rear aspect double glazed window and radiator.

Bedroom three: 8' x 6' 4' front aspect double glazed window, laminate flooring and radiator.

Bathroom: front aspect opaque double glazed window, panel enclosed bath with mixer tap over, pedestal wash basin with mixer tap over, low level WC, heated towel rail, part tiled walls and laminate flooring.

Outside: the house is set back from the road by a long wide flower bed placed in front of the property with a concrete path at the left leading up to the covered entrance door. The rear private enclosed terrace area is laid with

stone slabs and has bordered flower beds at the rear which are interspersed by a concrete path leading to a rear gate giving access to the garage with off street parking.

General:

Tenure: Freehold

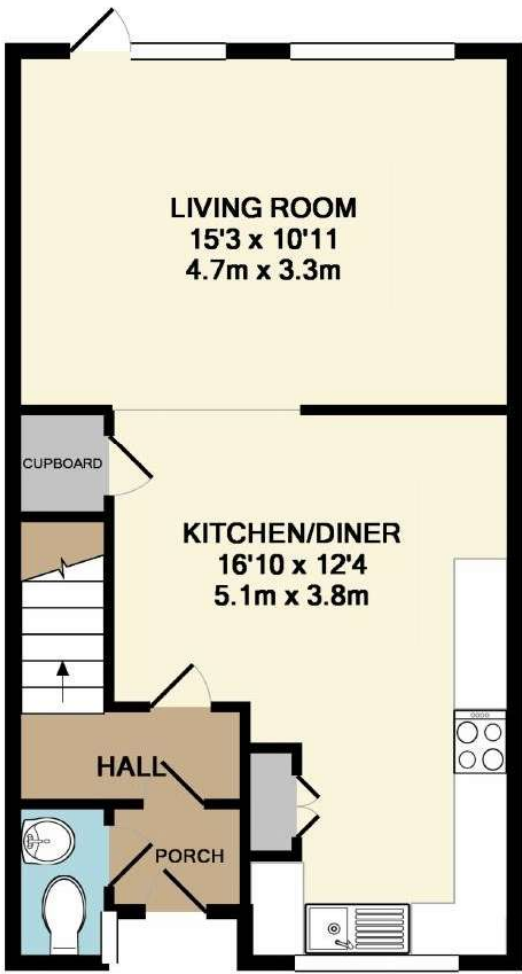
Local authority: Maidstone Borough Council

Council tax: Band C (£1,444)

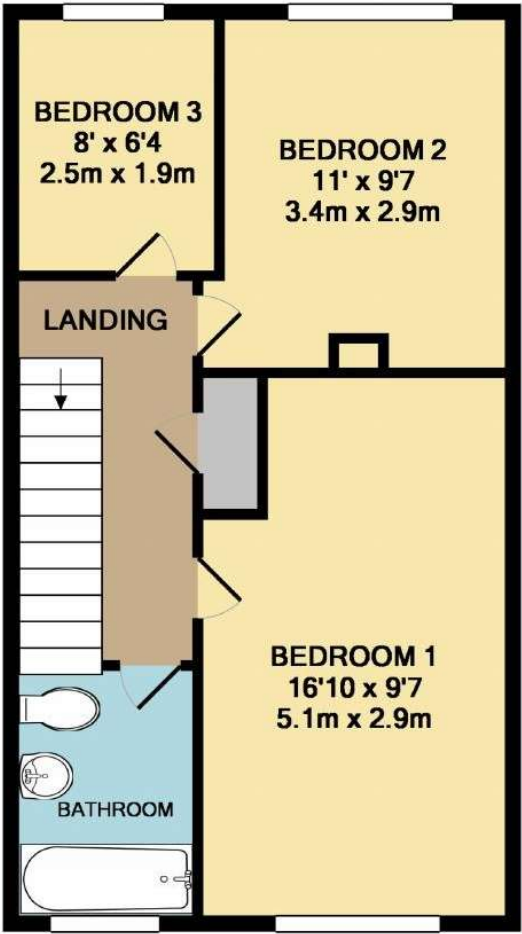
EPC: D (66)

AREA INFORMATION: Barming

This home is in Barming which is on the popular ME16 side of Maidstone which is well served with local shops, schools and transport links. These include local train station with services to London and bus services into the town centre. It is also within reach of Maidstone hospital and the Oakwood complex of schools. Clare Park is stone throw away and offers numerous facilities. It is an ideal place to take a gentle stroll or enjoy a picnic. There is a multi-games area for basketball, netball and football. There are also two hard tennis courts. Maidstone itself is 32 miles (51 km) south-east of London with the River Medway running through its centre, linking it with Rochester and the Thames Estuary. The A20 connects Maidstone to Sevenoaks and Ashford, the A229 to Hastings and the A26 to Tonbridge. Maidstone's two principal stations are Maidstone East, the more northerly of the two, on the secondary line from London to Ashford, and Maidstone West on the Medway Valley Line. Maidstone has two main shopping centres, The Mall and Fremlin Walk, with pedestrianised areas for ease of shopping. Ranked as one of the top 5 shopping centres in the south east, it provides every high-street store you would need with a whole lot more besides. For entertainment and leisure the town centre offers plenty of cafes, bars and restaurants. Slightly further afield, the riverside Lockmeadow Centre has a multiplex cinema, bowling alley, gym and a number of restaurants. The town has excellent schools on its doorstep with 15 secondary schools, 23 primary schools, and two special schools. Non-selective secondary schools include Cornwalls Academy, Maplesden Noakes, New Line Learning Academy, St Augustine Academy, St Simon Stock School and Valley Park School. Grammar schools serving the town include Maidstone Grammar School, Invicta Grammar School, Maidstone Grammar School for Girls and Oakwood Park Grammar School.



GROUND FLOOR
APPROX. FLOOR
AREA 417 SQ.FT.
(38.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.4 SQ.M.)

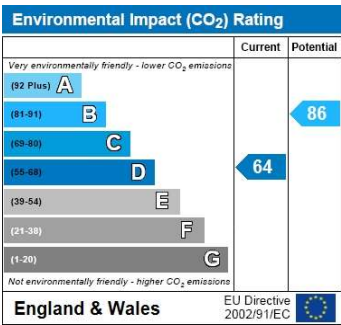
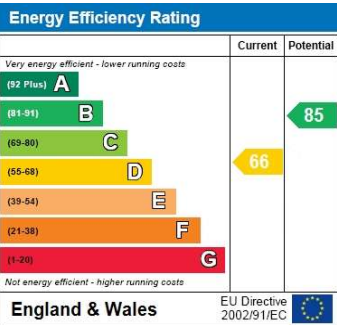


ENTRANCE FLOOR
APPROX. FLOOR
AREA 120 SQ.FT.
(11.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 962 SQ.FT. (89.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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