



55 Edna Road
Maidstone
ME14 2QN

Guide Price £325,000 to £350,000

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Description

This well-presented three-bedroom end-of-terrace home is situated in a quiet cul-de-sac and offers an excellent opportunity for a range of buyers. The property has been redecorated throughout during the current vendors’ ownership, creating a fresh and inviting home ready to move into.

Externally, the property benefits from a private driveway providing off-road parking for two vehicles, while its convenient location offers easy access to motorway links and the Town Centre, making it particularly well placed for commuters and those wanting amenities within easy reach.

Early viewing is highly recommended to appreciate the accommodation and location on offer.

Location

Located within one mile of the town centre to the north with easy access down onto the river bank with walks along the tow path into the County town which offers excellent shopping facilities, two museums, theatre, County library and two mainline railway stations connected to London. Educationally the area is well served with the local Northborough and St Pauls School catering for infants and juniors, with a wider selection of schools for older children in and around the town centre. 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
C

VIEWINGS STRICTLY BY APPOINTMENT

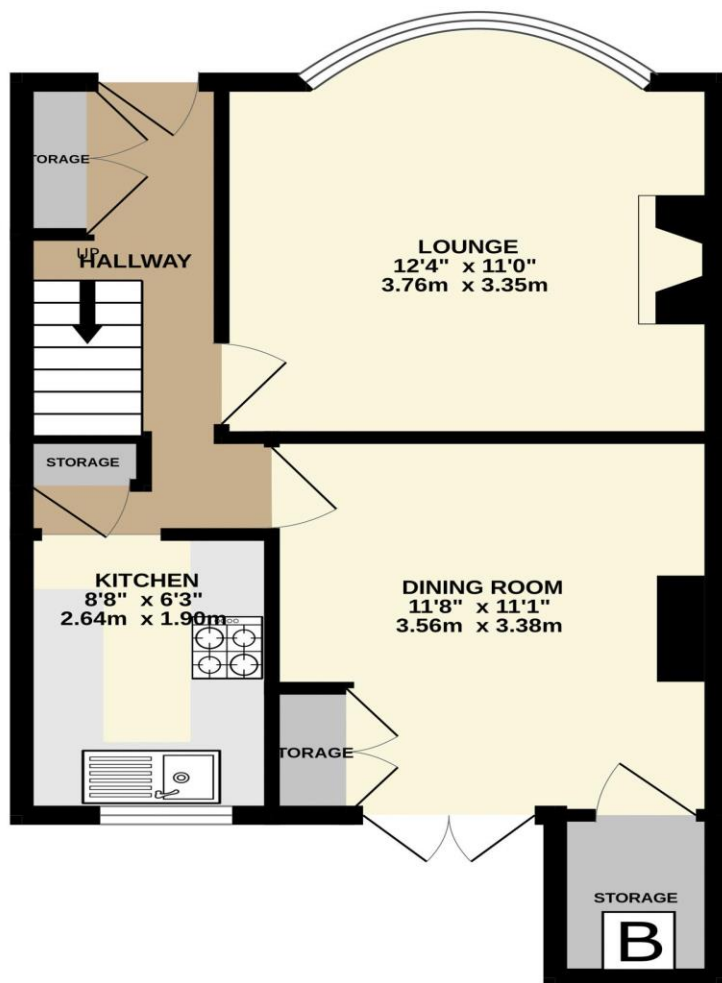
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)

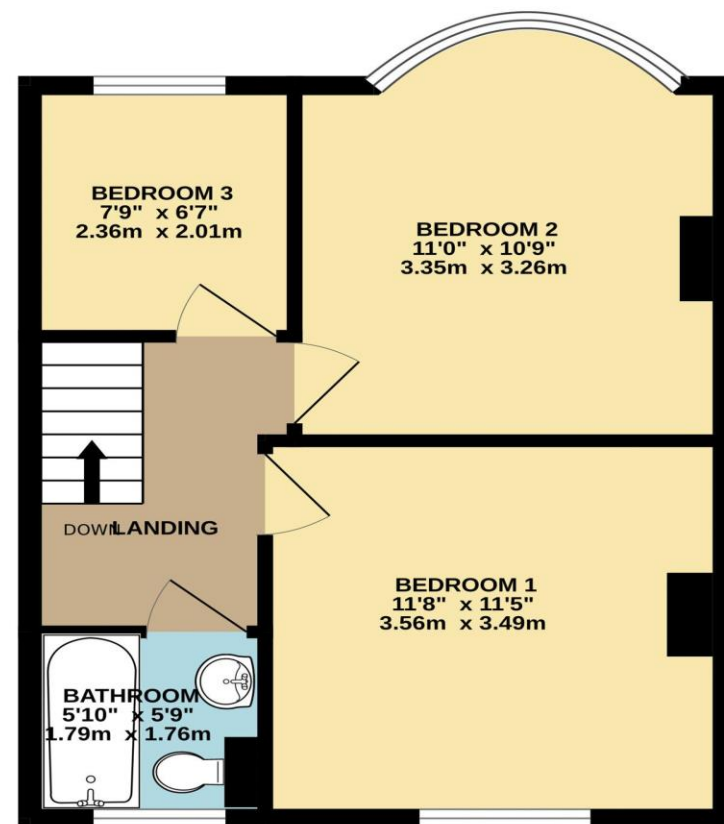


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.0 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

Contemporary internal doors with wood grain finish with decorative glazed window panels and stainless steel furniture throughout both the ground and first floor.

ENTRANCE HALL

uPVC entrance door with decorative glazed panel, tile-effect vinyl flooring, built-in double-door storage cupboard, vertical radiator, staircase rising to the first floor with stainless steel handrail and integrated stair lighting, and useful understairs storage cupboard housing the consumer unit.

LOUNGE 12' 4" x 11' 0" (3.76m x 3.35m)

Wood-effect flooring, bay window to the front aspect, three radiators, contemporary electric fire complemented by a striking split-face sandstone feature wall, recessed ceiling with concealed LED mood lighting, and low-voltage recessed spotlights.

DINING ROOM 11' 8" x 11' 1" (3.55m x 3.38m)

Tile-effect laminate flooring, built-in double utility cupboard with plumbing for a washing machine and fitted shelving, low-voltage recessed lighting, and a separate cupboard housing a Worcester gas-fired combination boiler supplying central heating and domestic hot water. Double casement doors open directly onto the west-facing rear garden.

KITCHEN 8' 8" x 6' 3" (2.64m x 1.90m)

Fitted with a range of high and low-level units with cream door and drawer fronts, complemented by woodblock-effect work surfaces. Integrated Bosch oven with four-burner gas hob, extractor hood and contemporary orange glass splashback. Stainless steel one-and-a-half bowl sink with mixer tap and

drainer, space and plumbing for a dishwasher, radiator, tile-effect flooring, and window overlooking the rear garden.

ON THE FIRST FLOOR

LANDING

Wood-effect flooring, wooden balustrade and access to the roof space.

BEDROOM 1 11' 8" x 11' 5" (3.55m x 3.48m)

Window to the rear enjoying a westerly aspect, radiator, and contemporary feature wall with decorative 3D wave-effect panelling.

BEDROOM 2 11' 0" x 10' 9" (3.35m x 3.27m)

Bay window to the front aspect, three radiators and attractive wood-effect vinyl flooring.

BEDROOM 3 7' 9" x 6' 7" (2.36m x 2.01m)

Window to front, radiator, wood effect flooring.

BATHROOM 5' 10" x 5' 9" (1.78m x 1.75m)

White suite with chrome fittings, comprising WC with concealed cistern, wash hand basin with mixer tap and fitted storage beneath, and panelled bath with handheld shower attachment. Fully tiled walls with attractive split-face granite feature detailing, low-voltage recessed lighting, window to the rear enjoying a westerly aspect, vertical radiator and wood-effect vinyl flooring.

OUTSIDE

To the front, a concrete driveway provides off-road parking for two vehicles. The generous rear garden extends to just under 90 ft and features a paved patio adjoining the house, leading onto a substantial

lawned area. Further benefits include an outside tap, power point and lighting, double wooden pedestrian gates providing side access, and established hedged and fenced boundaries.

Directions

From our Penenden Heath Office proceed in a southerly direction into Boxley Road, at the junction with the Prison wall and at the traffic lights turn right into Lower Boxley Road. Follow the prison wall, at the roundabout take the second exit at the next roundabout take the third exit into Royal Engineers Road. At the next roundabout take the second exit into the Old Chatham Road. At the button roundabout take the second exit through the traffic calming measures, turning left into Calder Road. Edna Road will be found first turning on the right.



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