

2 Roman Heights
Maidstone
ME14 5JA

Guide Price £500,000 to £525,000

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Description

Well proportioned detached town house set amidst an extended plot, delightfully landscaped. The property enjoys far reaching views, secluded sunny patios and a south facing balcony, fully embracing this elevated position.

This quiet cul-de-sac is located on the favour northern outskirts of the county town within a mile of the centre. Within the grounds of Foley House, a former Victorian mansion.

Overlooking mature trees to the rear which have a historic tale to tell.

The present owners have thoroughly enjoy living at no.2 bringing up their family over the last 44 years and would be delighted to pass their home on to another growing family.

Location

Located in this sought after non-estate cul-de-sac in the favoured northern outskirts of the town, originally built in the grounds of Foley House, with far reaching views to the south over the town. Conveniently placed within one mile of the town centre, which offers an excellent selection of amenities including two museums, theatre, County library, multi-screen cinema, two railway stations connected to London, excellent shopping facilities at The Mall and Fremlins Walk. Educationally the area is well served with the local Northborough and St Paul's Schools catering for infants and juniors with a wider selection of schools and colleges 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 Port.

Council Tax Band

E

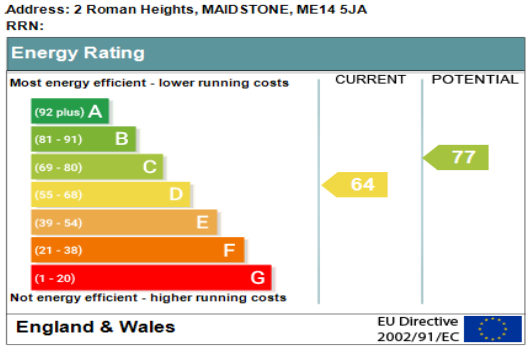
VIEWINGS STRICTLY BY APPOINTMENT

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)







GROUND FLOOR
1180 sq.ft. (109.6 sq.m.) approx.

1ST FLOOR
580 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1759 sq.ft. (163.5 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 WITH MEZANINE LANDING

ENTRANCE HALL *8' 8" x 6' 3" (2.64m x 1.90m)*

Composite entrance door partly glazed with decorative glass panel, glass side panels, window to front, wood laminate flooring, radiator, built-in storage cupboard.

CLOAKROOM

Wood panelling, wash hand basin with built in cupboard underneath, WC, window to side, ceramic tile flooring.

LOUNGE *17' 0" x 14' 0" (5.18m x 4.26m)*

Wood laminate flooring, antique pine fireplace surround with inset iron fireplace, raised tiled hearth, fitted living flame gas fire, window to side, radiator, piranha pine staircase, wall light points, sliding UPVC glass doors to:

BALCONY *17' 0" x 6' 0" (5.18m x 1.83m)*

South facing with stunning distant views, decked flooring, brick balustrade.

DINING ROOM *12' 2" x 10' 3" (3.71m x 3.12m)*

Double radiator, wood laminate flooring, double casement doors to the garden with side glass side panels. Door to:

CONSERVATORY *12' 10" x 9' 4" (3.91m x 2.84m)*

Wood laminate flooring, electric panel heater, UPVC framed with double glazed windows, glass pitched roof, double casement doors leading to an Italianate sunken sun terrace.

KITCHEN *13' 0" x 11' 9" (max) (3.96m x 3.58m)*

Vinyl flooring, white high gloss door and drawer fronts, complimenting granite effect working surfaces, curved corner cabinet, frosted glass display cabinet, stainless steel sink with chromium tap, space for dishwasher, integrated eye level oven and grill, 5 burner gas hob with extractor hood above, space for washing machine, space for fridge freezer, spotlights, partly tiled walls with fired earth mosaic border tiling.

REAR LOBBY UTILITY *10' 0" x 7' 6" (3.05m x 2.28m)*

Vinyl flooring, space for tumble dryer, granite effect work top with white high gloss fronted cupboard underneath, glass roof, front and rear single casement door with glass panel and windows.

ON THE FIRST FLOOR WITH MEZANINE LANDING

MEZANINE LANDING

Radiator, built-in airing cupboard housing Worcester combination boiler, sky light windows, built-in storage housing cold water storage tank.

BEDROOM 1 14' 1" x 10' 4" (4.29m x 3.15m)

Radiator, window to front with a southern aspect and stunning views, double built-in wardrobes, window to side.

BEDROOM 2 12' 1" x 10' 3" (3.68m x 3.12m)

Radiator, window overlooking the rear garden, double wardrobe recess.

BEDROOM 3 *10' 10" x 7' 6" (3.30m x 2.28m)*

Radiator, window overlooking rear garden, built-in wardrobe cupboard.

BEDROOM 4 *10' 6" x 7' 0" (3.20m x 2.13m)*

Radiator, window to front with a southern aspect and stunning views.

BATHROOM *6' 9" x 6' 4" (2.06m x 1.93m)*

Mosaic vinyl flooring, panelled white bath with separate shower over, wash hand basin, WC, window to side, panelled walls to dado height, tiled walls with decorative tile and trim.

OUTSIDE

To the front of the property is a brick paviour driveway for 2 vehicles, double garage measuring 21'3" by 17' with up and over door, electric, light and power. Stone steps up to the entrance with timber balustrade, flanked by tiered decorative areas using slate and mature shrubs including variegated Salix and Acer, up-lights, outside lantern light by entrance door, wrought iron gate which leads to timber storage shed, water butt, outside tap and steps up access to the rear lobby utility.

The rear garden has a delightful southwest facing Italianate sunken sun terrace with radial paving, brick edging and pebbles beyond, concrete patio area adjacent to the house with the most attractive meandering brick steps leading to a further paved terrace, beyond which is a decked Dias. Specimen shrubs including Hibiscus, Lavateras, Lavender, mock orange, fruit trees, fish pond with cascading waterfall with circulating pump, walled and fenced boundaries to mature trees.

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