



# Lower Road

East Farleigh | Maidstone | ME15 0HD







# Lower Road

East Farleigh, Maidstone, ME15 0HD

Guide Price £750,000 - £775,000

Freehold

This three-bedroom detached home has it all. Countryside views to front & rear, open plan living, external office space and driveway offering ample off-street parking. The attention to detail and presentation is immaculate throughout.

Situated approximately 0.4 miles / 10-minute walk to East Farleigh train station, making it ideal for commuters looking to travel into Maidstone or London. Maidstone town centre is approx. 3 miles drive by car, where you can access plenty of local amenities.

## Benefitting from:

- Stunning views to the front & rear
- Well stocked, mature rear garden
- Driveway & garage for multiple vehicles
- External office space & Summer house
- Modern open plan kitchen / diner
- Easy access to transport links, Grammar schools, Primary schools and Montessori school
- Semi-Rural Location





## Accommodation

**Living Room** 4m x 3.38m (13'1" x 11'1") Bay window to front, featured fireplace

**Family Room** 3.86m x 2.95m (12'8" x 9'8") Spacious area, leads off to kitchen

**Kitchen/Diner** 5.3m x 3.89m (17'5" x 12'9") Bifold doors leading out into the garden, integrated appliances, steps leading into family room, plenty of cupboard space and under floor heating

**Utility Room** 2.36m x 1.63m (7'9" x 5'4") Door accessing to the garden, cupboard space

**Bedroom 1** 4m x 2.97m (13'1" x 9'9") Bay window to the front, built in wardrobe space

**Bedroom 2** 3.86m x 2.95m (12'8" x 9'8") Windows to the rear, built in wardrobe space

**Bedroom 3** 2.8m x 2.36m (9'2" x 7'9") Windows to the rear, radiator

**Bathroom** Window to front, basin & WC







## Exterior

**Summer House** 2.72m x 2.72m (8'11" x 8'11")  
Great for entertaining or to take in the beautiful views. Also has hard wired internet installed.

**External Office Space** 3.38m x 1.24m (11'1" x 4'1") Great for working from home giving you extra space. Has hard wired internet also installed.

**Garage** 4.27m x 2.92m (14' x 9'7")

Council Tax: E  
EPC Rating: D







## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

## Location



(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

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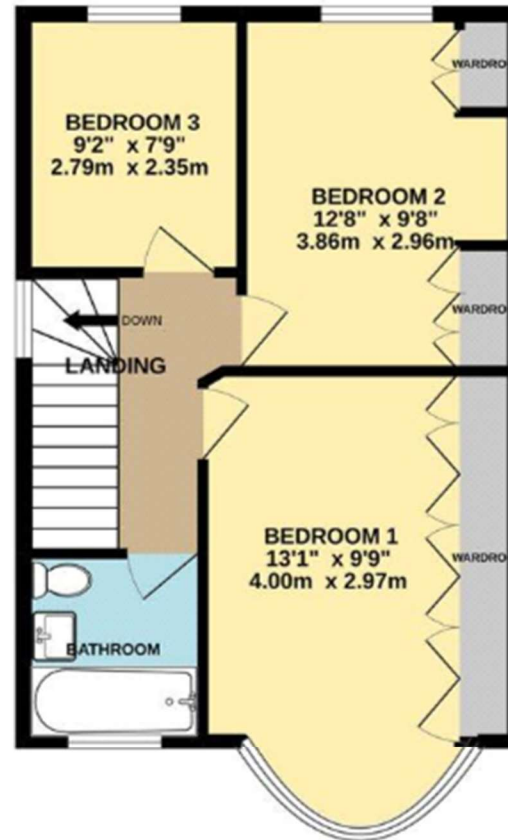
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GROUND FLOOR  
663 sq ft. (61.6 sq m.) approx.



1ST FLOOR  
467 sq ft. (43.4 sq m.) approx.



OUTBUILDINGS  
251 sq ft. (23.3 sq m.) approx.

