

## Boxley Road, Maidstone, ME14 2TL

- In need of full renovation
- Kitchen/diner
- large rear garden
- Close to town centre and Maidstone East train station
- Chain free
- Four bedrooms
- Parking for one

**Asking Price £280,000**

**TENURE: FREEHOLD**

**HUNTERS**  
HERE TO GET *you* THERE

# Boxley Road, Maidstone, ME14 2TL

## DESCRIPTION

Situated on Boxley Road, Maidstone, this three story mid-terrace house presents an exciting opportunity for those looking to create their dream home. The property boasts four spacious bedrooms, making it ideal for families or those seeking extra space. The layout includes a front reception room, alongside a generous kitchen/diner that offers ample room for culinary creativity and family gatherings.

Whilst the house is in need of a full renovation, this presents a blank canvas for buyers to infuse their personal style and preferences, with a separate front entrance to the lower floor, the potential to transform this property into a modern haven is immense, allowing for the creation of a bespoke living environment tailored to your needs.

One of the standout features of this home is the large rear garden, providing a wonderful outdoor space for gardening enthusiasts to flourish, or simply for enjoying the fresh air. The property is also chain-free, ensuring a smoother transition for prospective buyers.

Conveniently located, this residence is in close proximity to Maidstone town centre and local train stations, making it an excellent choice for commuters and those who enjoy the vibrancy of town life. Off road parking to the front of the property, also ensures convenience this central town location. With its prime location and ample potential, this property is a rare find in the heart of Maidstone. Don't miss the chance to turn this house into your perfect home.

Services: mains drainage and mains electricity.

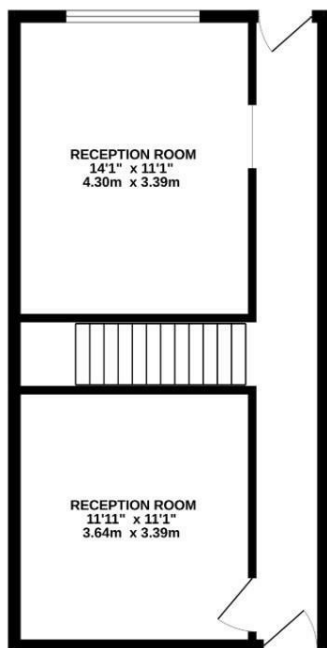
Flood Risk: low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

Broadband: Ultrafast max download 80 Mbps Superfast max download 80 Mbps  
( EPC to follow)

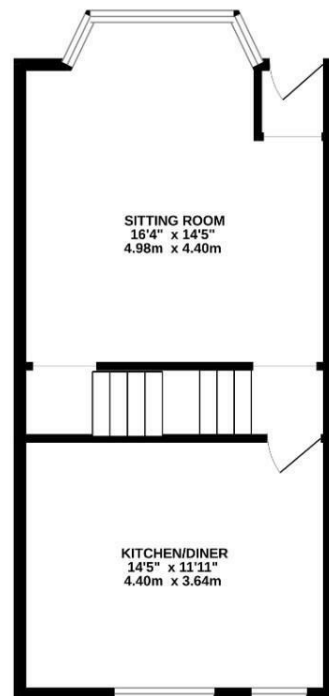




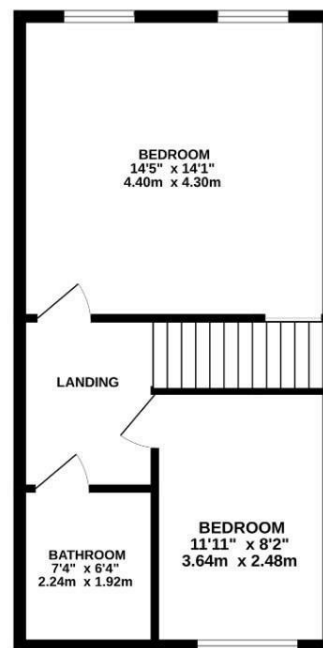
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



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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### Viewings

Please contact Maidstone@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.