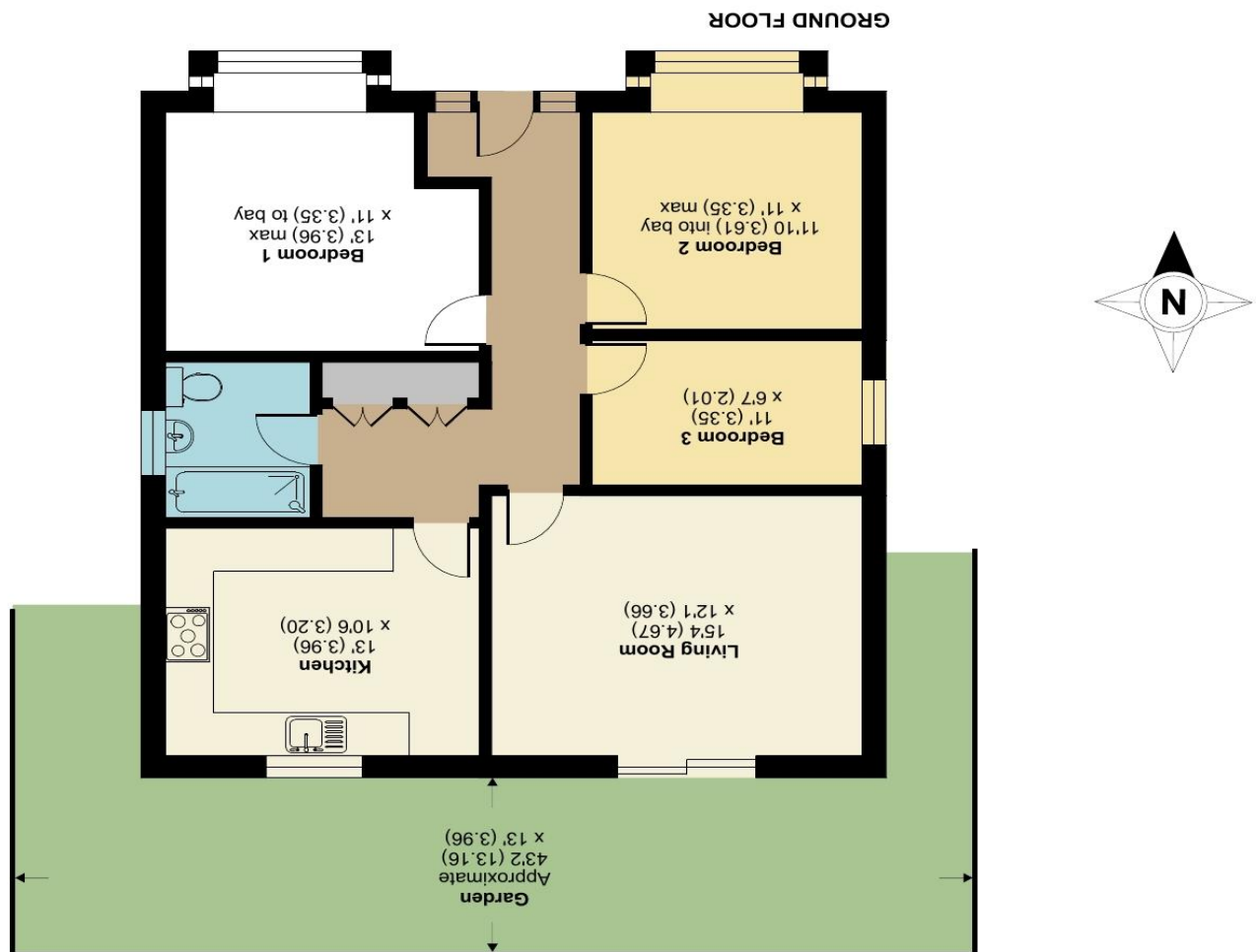




Approximate Area = 878 sq ft / 81.5 sq m
For identification only - Not to scale

Heath Road, Maidstone, ME16

GUIDE PRICE £550,000 - £600,000

EPC RATING: C

117 HEATH ROAD, BARMING, ME16 9JT





Simon Miller & Company are delighted to offer this well presented detached bungalow in the popular Barming area of Maidstone. The property has a large drive to the front offering several off street parking spaces. There is potential subject to planning permission being obtainable to extend the property both to the rear and upwards as others have done on the street. The rear garden has a hard standing patio area with the remainder mainly laid to lawn and offers fantastic views which are one of the key selling points of this property.

The bungalow is well located in the village of Barming, just to the west of Maidstone. The River Medway and Oaken Woods are a short walk away. There are three popular grammar schools in the area, including Oakwood Park Grammar and Maidstone Girls Grammar School. There is a mainline station in Barming, that runs direct services to London Victoria in around 59 minutes, or to Maidstone in around five minutes. The M20 is close by.

MATERIAL INFORMATION

**Freehold
Council Tax Band (E)
EPC Report (D)**



- **WELL PRESENTED DETACHED BUNGALOW**
- **THREE BEDROOMS**
- **LARGE REAR GARDEN WITH STUNNING VIEWS**

- **LARGE DRIVEWAY**
- **POPULAR BARMING AREA**
- **POTENTIAL TO EXTEND STPP**

WA3225 081123BA

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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