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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.



**Total area: approx. 39.4 sq. metres (423.7 sq. feet)**  
 Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide. Copyright Warmergray.  
 Plan produced using PlanUp.



**Ground Floor**  
 Approx. 19.1 sq. metres (205.5 sq. feet)

**First Floor**  
 Approx. 20.3 sq. metres (218.3 sq. feet)



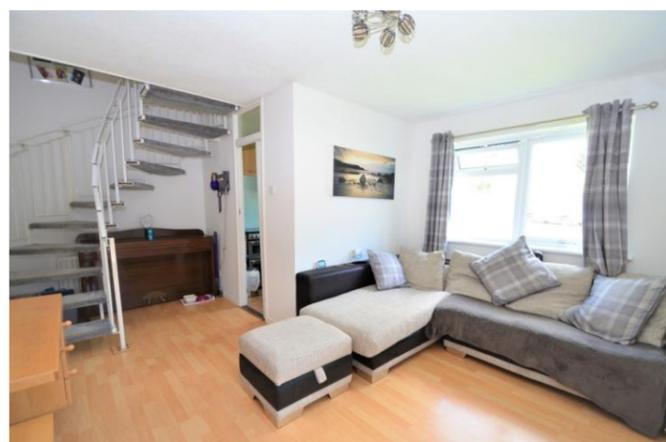


Situated in a wonderfully quiet cul-de-sac location within the popular residential location of Grove Green, this well presented end of terrace house is perfect for the first time buyer, rental investor or for those looking to downsize but still remains close to the superb amenities that the area has to offer. The property benefits from an entrance hall which provides access to the L-shaped reception room which has attractive laminate wood flooring, stairs to the first floor and access to the separate kitchen which has fitted wall and base units, marble effect work surfaces and space and plumbing for

appliances. To the first floor on the landing there is a handy storage cupboard and access to the bathroom and spacious double bedroom with an inbuilt wardrobe cupboard. The modern bathroom has a three piece white suite with WC, wash hand basin and panelled bath electric shower fitment. The property has full gas central heating with a recently installed boiler and double glazing throughout. The property also benefits from its own private garden area which is mainly laid to lawn and accessed via the side of the property. There is allocated off street parking for two cars.

- End Of Terrace House
- Double Bedroom
- Reception Room
- Separate Fitted Kitchen
- Private Garden

Grove Green is a popular residential area which has an excellent infrastructure which includes a major supermarket and range of shops including dry cleaners, newsagent and pharmacy. Links to the M20 are close at hand as is Maidstone town centre, Kent's County Town with excellent shopping facilities, bars and restaurants. Train stations are within easy reach for the commuter.



**Tenure:** Freehold

**Local Authority:** Maidstone

