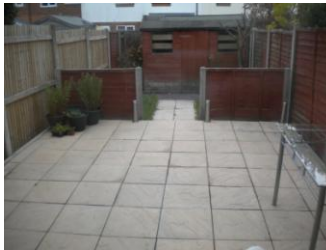


# Edward Ellis & Co

## Residential Lettings

**70 MARLOWE ROAD, LARKFIELD, MAIDSTONE, KENT ME20 6TW**

Property reference M2005MAR



Recently redecorated 2 bedroom terraced house situated on a quiet road in a popular development. Double glazed with gas central heating. Garden with large patio area. 2 allocated parking spaces.

Entrance vestibule leading to ...

Lounge (13'9 x 11'8): Solid wood flooring, wall mounted radiator, double glazed window to front elevation. TV and telephone points.

Kitchen (11'8 x 8'9): Range of wall and base units. Granite effect work surfaces. Built-in electric oven and gas hob, extractor, washing machine, dishwasher. Fridge/freezer. Local tiling, ceramic tiled flooring. Single bowl stainless steel sink with mixer tap. Wall mounted radiator. Double glazed window to rear elevation. Double glazed door to garden. Understairs storage cupboard and ample space for table and chairs.

Bedroom 1 (11'8 x 8'9): Fitted carpet. Double glazed window to rear elevation. Wall mounted radiator. Large free standing wardrobe. Blackout blind.

Bedroom 2 (11'8 max x 8'0 max): Fitted carpet. Double glazed window to front elevation. Wall mounted radiator. Airing cupboard.

Bathroom/WC: 3 piece suite comprising low-level WC, pedestal wash hand basin, panelled bath with electric shower over. Vinyl flooring. Local tiling. Wall mounted radiator. Shaver point. Extractor.



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Gardens. Front garden mainly laid to lawn. Rear garden (40' x 12' approx) has large paved patio area with remainder laid to lawn and includes a large wooden shed with power and light.

COUNCIL TAX: Band C £1,317.75 per annum 2013/14 Tonbridge and Malling.

Sorry no DSS, smokers or pets.

These particulars are intended only to give a brief description of the property. All measurements are for guidance only and should not be relied on for any purpose whatsoever.

**PLEASE CONTACT US BY E-MAIL AT MAIL@EDWARDELLIS.CO.UK TO ARRANGE A VIEWING OF THIS PROPERTY OR VISIT OUR WEBSITE WWW.EDWARDELLIS.CO.UK FOR FURTHER DETAILS.**

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. All measurements are for guidance only and should not be relied on for any purpose whatsoever. No apparatus has been tested and potential buyers should rely on their own judgement or seek appropriate professional advice.

For further information about this property or to arrange a viewing, please contact Edward Ellis & Co on 01622 736045 or by fax on 07092 050288 or email at [mail@edwardellis.co.uk](mailto:mail@edwardellis.co.uk)