



**Guide Price**  
**£410,000**

**Freehold**

3x  1x  1x 

**Staffa Road, Loose,  
Maidstone, Kent, ME15**

*Wards*  
Helping you move forwards





## Main features

- Generous room sizes throughout
- Bright and airy open plan layout, ideal for entertaining
- Secure and private rear garden with lawn, patio and sun deck
- Thoughtfully extended with a larger kitchen/breakfast room, a useful home office and a cloakroom
- Tucked away in a quiet cul de sac, short walk to sought after Loose Primary School and the picturesque Loose Valley conservation area

## Accommodation

### GROUND FLOOR

Entrance Porch  
Hallway  
Home Office: 14'0 x 6'1 (4.27m x 1.86m)  
Downstairs Cloakroom: 5'0 x 4'0 (1.53m x 1.22m)  
Lounge: 14'0 x 11'1 (4.27m x 3.38m)  
Dining Area: 12'1 x 8'1 (3.69m x 2.47m)  
Kitchen/Breakfast Room: 16'1 x 10'0 (4.91m x 3.05m)

### FIRST FLOOR

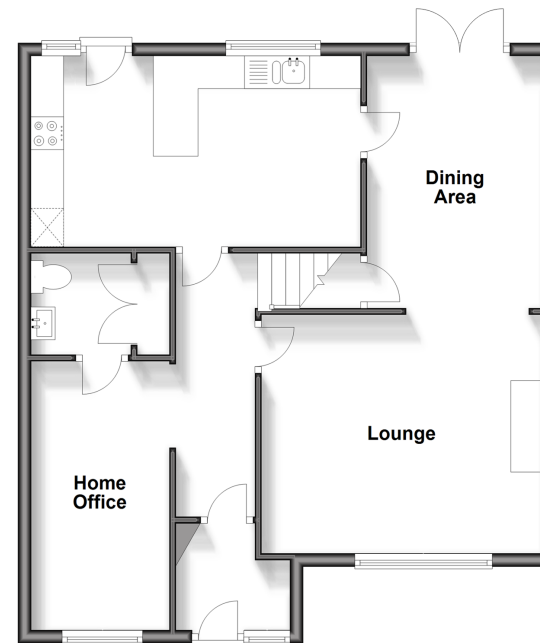
Landing  
Bedroom 1: 13'1 x 12'0 (3.99m x 3.66m)  
Bedroom 2: 11'0 x 9'0 (3.36m x 2.75m)  
Bedroom 3: 8'1 x 7'1 (2.47m x 2.16m)  
Bathroom: 9'0 x 5'1 (2.75m x 1.55m)

### OUTSIDE

Off Road Parking  
Rear Garden  
Shed

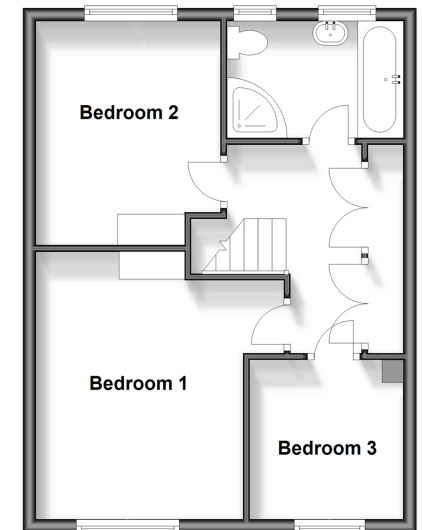
### Ground Floor

Approx. 63.9 sq. metres (688.1 sq. feet)



### First Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



Call Loose - 01622 744067 ■ [wardsofkennt.co.uk](http://wardsofkennt.co.uk)

- The seller is a person connected with Wards as defined in the Estate Agents Act 1979
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details