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{£1850.00 pcm}



23 Raymer Road Penenden Heath
Maidstone, ME14 2JQ

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Delightfully presented detached family house, located in this popular cul-de-sac position in the sought after Penenden Heath area of Maidstone. The property was originally built in 1980's by Glen Lyon, local builders, to this attractive design. The accommodation is presented in excellent condition and we have no hesitation in recommending your early inspection with recently fitted, luxuriously appointed kitchen, arranged on two floors extending in all to 1360 square feet, with the added benefit of gas fired central heating by radiators and UPVC leaded light replacement windows.

Occupying a pleasant cul-de-sac position in the heart of Penenden Heath, within a quarter of a mile of the Heath itself with it's recreational facilities, shops providing for everyday needs, bowls, tennis, together with pre-school and numerous countryside walks, with a play area. Educationally the area is well with the local Sandling School being within one hundred metres catering for infants and juniors. Maidstone the county town is some one mile distant and offers a more comprehensive selection of amenities including Fremilns Walk shopping area, two museums, theatre, county library and two railway stations connected to London. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.



ON THE GROUND FLOOR

Georgian style panelled internal doors.

ENTRANCE CANOPY

Georgian style entrance door, glazed side panel.

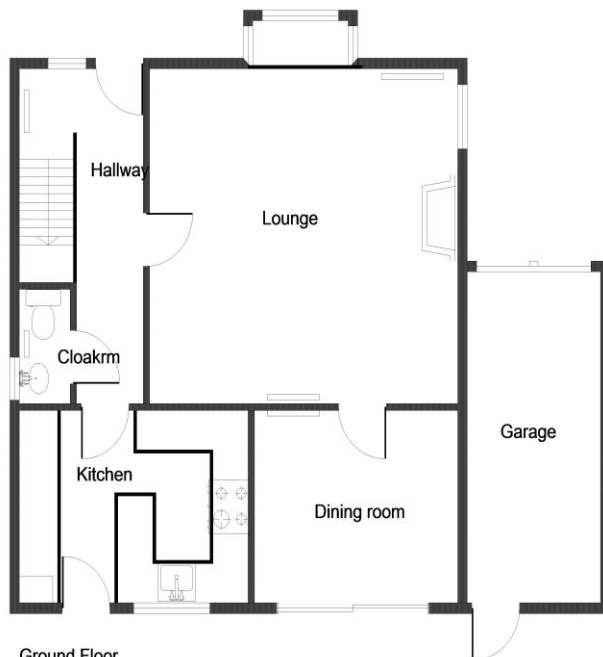
ENTRANCE HALL

Oak laminate flooring. Double radiator. Understairs recess. Staircase to first floor with decorative balustrade, double radiator.

CLOAKROOM

Low level suite, hand basin, radiator. Half-tiled walls.

KITCHEN/BREAKFAST ROOM 12' 1" x 9' 3" (3.68m x 2.82m)



Ground Floor

Floor area 1360 sq' approximately.



First Floor

N.B:Not to scale, for guidance only.

Comprehensively fitted with units having walnut effect door and drawer fronts with stainless steel fittings and granite effect working surfaces, re-fitted approximately one year ago. Stainless steel sink unit, cupboard under, range of high and low level cupboards with peninsula unit, five burner gas hob, AEG, with oven beneath and stainless steel extractor hood above with splashback. American fridge/freezer. Plumbing for automatic washing machine and dishwasher, cupboard concealing gas fired boiler supplying central heating and domestic hot water throughout. Window and half-glazed door to garden. Tiled splashbacks. Recessed spot low voltage lighting.

DINING ROOM 11' 0" x 9' 2" (3.35m x 2.79m)

Oak wood laminate flooring. Double glazed sliding patio doors to garden. Double radiator.

LANDING

Built-in linen cupboard with lagged copper cylinder, shelving above, access to roof space, window to side.

FAMILY BATHROOM

Panelled bath with mixer tap, separate chromium mixer tap, shower over, curtain and rail, wash hand basin. Low level W.C. Tiled splashbacks. Radiator. Vinyl flooring.

BEDROOM 1 12' 10" x 12' 4" (3.91m x 3.76m)

Range of built-in wardrobe cupboards comprising:- Two double, one single with hanging and shelving space. Window to front. Radiator.

BEDROOM 2 12' 10" x 12' 4" (3.91m x 3.76m)

Window to rear with views over the North Downs. Radiator.

BEDROOM 3 12' 2" x 6' 10" (3.71m x 2.08m)

Built-in wardrobe cupboard, window to front. Radiator.

BEDROOM 4 7' 6" x 6' 8" (2.28m x 2.03m)

Window to rear with views over the North Downs. Radiator.

OUTSIDE

Attached single garage with up and over entry door, electric light and power. Personal door to rear. Compact rear garden. Being approximately 30ft wide, with side pedestrian access, laid to lawn, well stocked with shrubs including magnolia, cynothesis, Virginia creeper and buddleia and hebe. Front garden: laid to lawn with shrubs.



DIRECTIONS

From our Penenden Heath office proceed in a westerly direction into Sandling Lane, taking the first turning on the right into Downsvie Road, bearing right into Ashburnham Drive and Raymer Road will be found second turning on the right. The property being found at the end of the road on the left hand side as indicated by our sign board.

23, Raymer Road, Penenden Heath, MAIDSTONE, ME14 2JQ

Dwelling type: Detached house
Date of assessment: 10 July 2019
Date of certificate: 10 July 2019

Reference number: 9708-0073-6263-6421-5960
Type of assessment: RdSAP, existing dwelling
Total floor area: 110 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 2,991 |
| Over 3 years you could save | £ 651 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|--------------------------|
| Lighting | £ 324 over 3 years | £ 231 over 3 years | |
| Heating | £ 2,259 over 3 years | £ 1,863 over 3 years | |
| Hot Water | £ 408 over 3 years | £ 246 over 3 years | |
| Totals | £ 2,991 | £ 2,340 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

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

| Current | Potential |
|---------|-----------|
| 65 | 80 |

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years |
|---|-----------------|------------------------------|
| 1 Increase loft insulation to 270 mm | £100 - £350 | £ 102 |
| 2 Floor insulation (solid floor) | £4,000 - £6,000 | £ 216 |
| 3 Low energy lighting for all fixed outlets | £35 | £ 81 |

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.