

Ferris & Co



Monthly Rental Of £1,600.00 pcm
Holding deposit equivalent to 1 week's rent on application



22 Hill Brow
Maidstone, ME14 4AW

TEL: 01622 737800
Email:
lettings@ferrisandco.net
www.ferrisandco.net

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Beautifully refurbished throughout is this three bedroom semi detached property, located in the popular location of Bearsted. The property features a large kitchen/diner with a newly fitted shower room. Occupying a quiet cul-de-sac position conveniently placed within a 1/4 mile of the village green, mainline railway station and highly regarded infant and junior school.

On the ground floor

Entrance Porch 7' 1" x 3' 8" (2.16m x 1.12m)

UPVC entrance door with glazed side panels. Pothole window to side.

Lounge 12' 8" x 10' 7" (3.86m x 3.22m)

Front facing window. Double Radiator. Freshly painted white walls. Newly fitted grey carpet. Door leading to hallway. Open archway leading to Kitchen/Diner.

Kitchen/Diner 25' 3" x 16' 6" (7.69m x 5.03m)

Sliding patio doors leading to garden. Window facing to rear. Freshly painted grey walls. Laminate flooring in the diner. Range of high & low units. Plumbing for washing machine and dishwasher. White skint with mixer tap.

Shower Room 6' 9" x 3' 10" (2.06m x 1.17m)

Low level W/C. Electric shower. Hand basin with cupboard. Part tiled walls. Windows facing to rear.

On the first floor

Landing

Timber balustrade and handrail. Window to side - eastern aspect.

Family Bathroom 7' 5" x 6' 2" (2.26m x 1.88m)

White suite comprising panelled bath with period style mixer tap and hand shower. Electric shower over bath, folding shower screen. Fully tiled walls. Hung wash hand basin with mixer tap, working surface and cupboard beneath. Low level W.C with concealed cistern. Double radiator. Dimplex wall mounted heater. High level window to rear. Recessed downlighters. Vinyl floor.

Bedroom 1 12' 10" x 10' 4" (3.91m x 3.15m)

Front facing window. Double radiator. Chimney breast. Freshly white painted walls. Newly fitted grey carpet.

Bedroom 2 11' 10" x 9' 4" (3.60m x 2.84m)

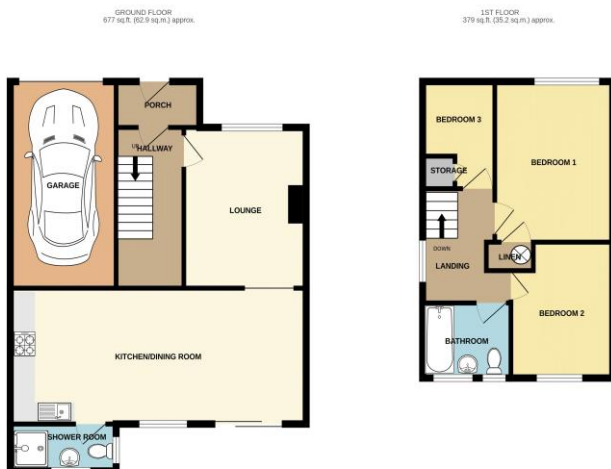
Window facing rear. Double radiator. Freshly painted white walls. Newly fitted grey carpet.

Bedroom 3 6' 9" x 6' 6" (2.06m x 1.98m)

Front facing window. Double radiator. Freshly white painted walls. Beige fitted carpet.

Outside

To the front there is a brick paved driveway for parking 2 vehicles. Garage measuring 19' x 8'2 with electric roller shutter entrance door. Electric power and light and water tap. The rear garden measures approximately 60' sloping to the bottom. Paved patio area adjacent to the house, shallow steps down to lawned area with pergola and shrub borders. Conifer tree, ornamental fish pond. Fenced boundaries.



TOTAL FLOOR AREA: 1056 sq. ft. (98.1 sq. m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, the Seller does not warrant the accuracy of the measurements, dimensions, areas, volumes and/or other figures and does not accept any responsibility for any errors or omissions. The floor plan is for information only and should not be used as a basis for any purchase or other transaction. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over time.
Map with Ref: 0204

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendor's confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy performance certificate (EPC)

22 Hill Brow
Bearsted
MAIDSTONE
ME14 4AW

Energy rating

D

Valid until:

28 March 2032

Certificate
number:

2813-3014-2207-2532-
9200

Property type Semi-detached house

Total floor area 89 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		