

# Ferris & Co



**£1300 pcm**

**Holding deposit equivalent to 1 week's rent on application**



**1 Chapel Cottage Upper Street**  
Maidstone, ME17 1SW

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

Two bedroom period cottage located in the popular and sought after Leeds Village. The accommodation features lounge, kitchen and separate dining room on the ground floor and two double bedrooms and family bathroom to the first floor. Garden and parking to the rear of the property. Arranged over two floors extending in all to approximately 800sq' benefitting from gas fired central heating.

Leeds village is located next to Leeds Castle offers village hall, local infant and junior school, gastro pub, church, playing field and tennis courts. The nearby villages of Hollingbourne and Bearsted have mainline railway stations connected to London on the Victoria line. Maidstone is town centre is some six miles distant and offers a more comprehensive selection of amenities. In and around the village there are numerous countryside walks and bridal paths. The M20/A20/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

### DINING ROOM 12' 0" x 9' 4" (3.65m x 2.84m)

Timber entrance door. Window to rear. Wall mounted Worcester boiler. Built in cloaks cupboard. Double radiator. Understairs cupboard. Vinyl flooring. Archway to:-

### KITCHEN 11' 4" x 10' 7" (3.45m x 3.22m)

Low level units with Shaker style door and drawer fronts. Complementing working surfaces, white one and half bowl porcelain sink with mixer tap. Plumbing for washing machine & fridge freezer. Freestanding cooker, Fireplace with timber surround with stone inset. Double radiator. Tiled floor. Window to rear.

## ON THE FIRST FLOOR

### BEDROOM 1 12' 1" x 9' 7" (3.68m x 2.92m)

Window to front. Radiator. Carpet.

### BEDROOM 2 11' 9" x 10' 10" (3.58m x 3.30m)

Window to rear. Radiator. Carpet.

### BATHROOM

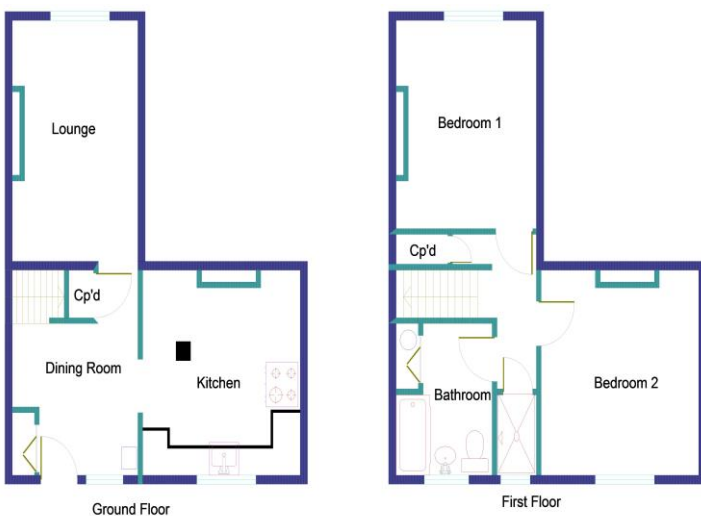
Panelled bath, pedestal wash hand basin, low level w.c. Built in airing cupboard with water cylinder and shelving. Double radiator.

### SEPARATE SHOWER

Electric shower, fully tiled walls. Electric shower. Extractor fan. Window to rear.

### OUTSIDE

Garden to rear with shrub borders, lawn, fenced boundaries and gate leading to rear parking.



Floor Area 800sq' approximately  
N.B Not to scale, for guidance only

## DIRECTIONS

From our Bearsted office proceed in an easterly direction into The Green, passing The Village Green on the right hand side, a continuation of which is Roundwell. At the junction with the Ashford Road turn left. Upon reaching the first roundabout take the second exit, at the second roundabout take the second exit, at the third roundabout take the second exit, follow signs to Leeds Village. Pass the main Leeds Castle entrance, continue pass the church and The George public house, continue up the hill. The property will be found on the right hand side towards the end of The Village as indicated by our signboard.