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Monthly Rental Of £1300 pcm
Holding deposit equivalent to 1 week's rent on application



8 Willow Rise
Maidstone, ME15 8XR

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

**** Available Early July 2024****

Superbly presented mid-terraced house with a delightfully fitted kitchen and bathroom, parking to the front and a secluded rear garden enjoying a western aspect. The accommodation is arranged on two floors and extends in all to in excess of 650 square feet. Delightfully decorated throughout and much improved with double glazing and gas fired central heating.

The property occupies a pleasant cul-de-sac position on the fringe of this sought after development with its own selection of local amenities including shops providing for everyday needs, community centre and medical centre. Educationally the area is well served with the local Madginford school catering for infants and juniors. Nearby is Mote Park with its 450 acres, boating lake, leisure centre and municipal swimming pool. Bearsted Village has a wider selection of local amenities including a mainline railway station connected to London. The County town is some two miles distant, offering a more comprehensive selection of amenities including Fremlins Walk and The Mall shopping centre, two museums, theatre, library, multi-screen cinema and a further two railway station connected to London.

ON THE GROUND FLOOR

ENTRANCE PORCH

UPVC Georgian style entrance door. Built-in storage cupboards. Service meters and consumer unit. Glazed door:-

LIVING ROOM 25' 0" x 11' 10" (7.61m x 3.60m)

Oak laminate flooring. Open tread staircase to first. Two double radiators. Double radiators. Double casement doors overlooking rear garden affording a western aspect.

KITCHEN 11' 6" x 5' 10" (3.50m x 1.78m)

Comprehensively fitted with units having beechwood effect door and drawer fronts with stainless steel fittings. Black granite effect working surfaces comprising:- Stainless steel sink unit with mixer tap, cupboards under. Range of high and low level cupboards with working surfaces incorporating four burner gas hob with oven and grill beneath. Extractor hood above. Integrated dishwasher. Tiled splashbacks. Space for

fridge/freezer. Tiled flooring. Window to front affording an eastern aspect. Fitted blind.

LANDING

Decorative balustrade. Access to roof space.

BEDROOM 1 11' 9" x 9' 0" (3.58m x 2.74m)

Two double built-in wardrobe with central dresser unit, storage cupboards above. Radiator. Window overlooking rear garden, western aspect.

BEDROOM 2 11' 9" (Max) x 9' 0" (3.58m x 2.74m)

Built-in linen cupboard with lagged copper cylinder. Two windows to front affording an eastern aspect. Radiator. Panelling to dado height.

BATHROOM

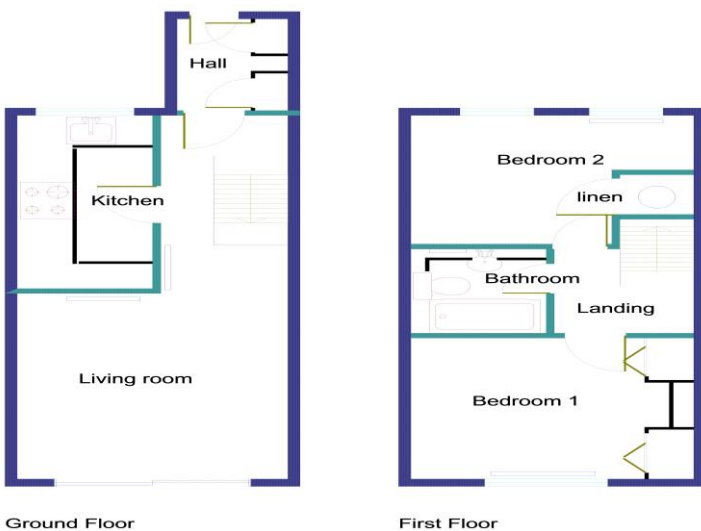
Beautifully fitted white contemporary suite with chromium plated fittings comprising:- panelled bath with mixer tap, separate shower over with folding shower screen. Vanity wash hand basin, with mixer tap. Integrated storage cupboards. Low level W.C. Mirror. Tiled splashbacks. Tiled splashbacks. Tiled flooring and display tops. Radiator.

OUTSIDE

Driveway with parking for two vehicles. gravel with paving.

OUTSIDE

The rear garden extends to 30ft pleasantly secluded affording a western aspect with paved patio area adjacent to house. Shingle. Rockery bed, well stocked with shrubs. Fenced boundaries. Timber garden shed.



Floor area 659 sq' approximately.
N.B:Not to scale, for guidance only



DIRECTIONS

From our Bearsted office proceed in a southerly direction into Yeoman Lane, passing The Village Green on the left hand side. At the junction with The Ashford Road, turn right, taking the second turning on the left into Spot Lane. Follow the road for some distance, continuing on into Mallards Way. At the roundabout take the second exit into Deeringwood Drive, third right into Chiltern Close and Willow Rise will be found first turning on the left hand side, the property being a short distance along on the left hand side as indicated by our signboard.

Energy Performance Certificate

8, Willow Rise, Downswood, MAIDSTONE, ME15 8XR

Dwelling type: Mid-terrace house
Date of assessment: 15 October 2015
Date of certificate: 15 October 2015
Reference number: 8775-7820-3159-4915-5996
Type of assessment: RdSAP, existing dwelling
Total floor area: 55 m²

Use this document to:

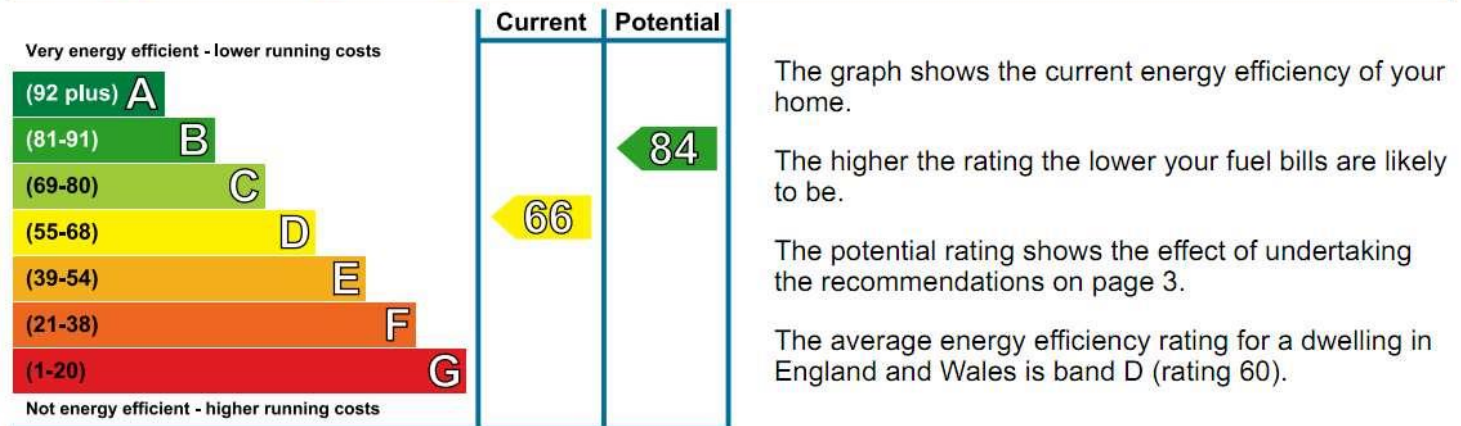
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,890
Over 3 years you could save	£ 285



Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 114 over 3 years	
Heating	£ 1,287 over 3 years	£ 1,254 over 3 years	
Hot Water	£ 390 over 3 years	£ 237 over 3 years	
Totals	£ 1,890	£ 1,605	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 60	
2 Low energy lighting for all fixed outlets	£35	£ 84	
3 Solar water heating	£4,000 - £6,000	£ 144	

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

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.