

# Ferris & Co



**£1100 pcm**

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



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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ



## DESCRIPTION

Charming 18th Century Grade II period cottage, arranged on two floors extending in all to 500 square feet. The property is currently under going complete redecoration with new carpets and flooring, benefitting from gas fired central heating by radiators. The other feature of the property is the rear garden which extends to 80ft enjoying a southern aspect.

Hollingbourne has many period properties, local shop, gastro pubs, village hall and a mainline railway station connected to London on the Victoria Line. Maidstone the town centre is some four miles distant and offers a more comprehensive selection of amenities including a wider range of schools and colleges for older children. 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

### LIVING ROOM 14' 0" x 8' 8" (4.26m x 2.64m)

Double radiator. Recessed fireplace, brick with timber surround. Recess arched dresser with double cupboard beneath. Window to front. Understairs storage cupboard. Beamed ceiling.

### KITCHEN 10' 0" x 8' 9" (3.05m x 2.66m)

Fitted with units with stainless steel fittings. Hardwood worktops. Stainless steel sink unit with mixer tap. High and low level cupboards. Hotpoint washing machine. Refrigerator. Four burner electric cooker. Vaillant wall mounted gas fired boiler. Slate floor. Half glazed door and window to rear.

## ON THE FIRST FLOOR

### BEDROOM 14' 2" x 9' 1" (4.31m x 2.77m)

Window to front. Double radiator.

### BATHROOM 9' 0" x 7' 10" (2.74m x 2.39m)

White suite, comprising; Panelled bath. Pedestal wash hand basin. Low level WC. Shower cubicle with pumped shower. Tiled splashbacks. Vinyl flooring. Window overlooking rear garden, southern aspect. Double radiator. Built-in linen cupboard with lagged combined hot and cold water cylinder. Fitted immersion heater.

## OUTSIDE

The front garden is laid to lawn with shrubs.

## GARDEN

The rear garden extends to approximately 80ft enjoying a southern aspect with paved patio area adjacent to house. Rear pedestrian access.



Floor area 505 sq' 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 and the Oak on the right hand side. Continue along through Roundwell. At the junction with the Ashford Road, A20, turn left towards Ashford. At the roundabout take the second exit continuing along the A20, at the next roundabout take the first exit, following signs to Hollingbourne Village. Upon reaching the village, Eythorne Street begins and the property will be found a short distance along on the right hand side as

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

