

# Ferris & Co



**£1650 pcm**

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



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Aylesford, ME20 6RP

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

Superb opportunity to let this spacious well established semi detached house, occupying a pleasant cul de sac position close to the local school. Featuring a south facing rear garden and well proportioned rooms extending over two floors to just under 1250 square feet. With gas fired central heating and large UPVC double glazed picture windows creating a light and airy interior.

Headcorn is a busy highly sought after village with a wide high street, renowned for its individual shops, gastro pubs and restaurants. There is also a mainline railway station connected to London on the Charing Cross line. Local infant and junior school, doctors surgery and post office. Maidstone is some 7 miles distant and offers a wider selection of amenities including a selection of schools for older children.

## ON THE GROUND FLOOR

### ENTRANCE PORCH

With covered area and outside light. Glazed entrance door.

### CLOAKROOM

White suite, comprising; Wash hand basin. Low level WC. Window to side.

### DINING ROOM 10' 4" x 10' 1" (3.15m x 3.07m)

Window to front. Radiator. Glazed door to;

### KITCHEN 10' 4" x 8' 8" (3.15m x 2.64m)

Comprehensively fitted with units having oak door and drawer fronts with complementing granite effect working surfaces, comprising; Four burner electric hob with extractor hood above. Eye level oven and grill. Integrated dishwasher. Integrated fridge. Recessed low voltage lighting. Tiled flooring. Tiled splashbacks. Window overlooking front garden affording northern aspect.

### LOUNGE 19' 2" x 13' 6" (5.84m x 4.11m)

Fireplace. Picture window to front. Two radiator. Staircase to first floor.

### UTILITY ROOM 8' 8" x 8' 8" (2.64m x 2.64m)

Double drainer. Stainless steel sink unit. Plumbing for automatic washing machine. Ceramic tiled floor. Tiled splashback. Shower cubicle with electric shower. Window and door to garden. Radiator. Return door to;

### GARAGE 15' 7" x 9' 0" (4.75m x 2.74m)

With roller shutter entry door, electric light and power.

## ON THE FIRST FLOOR

### LANDING 9' 6" x 5' 10" (2.89m x 1.78m)

Window to side. Double built-in linen cupboard with hot water cylinder.

### BEDROOM 1 12' 9" x 10' 5" (3.88m x 3.17m)

Double built-in wardrobe cupboard. Picture window overlooking rear garden affording a southern aspect. Radiator.

### BEDROOM 2 12' 4" x 10' 4" (3.76m x 3.15m)

Picture window to front. Radiator.

### BEDROOM 3 9' 8" x 8' 4" (2.94m x 2.54m)

Built-in wardrobe cupboard. Picture window outlooks to rear. Radiator.

### BATHROOM

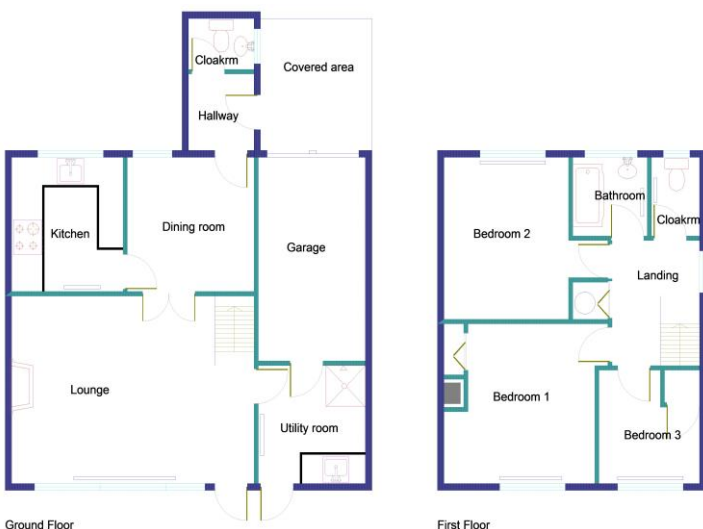
White suite with chromium plated fittings, comprising; Panelled bath. Pedestal hand basin. Fully tiled walls. Large mirror. Chromium plated heated towel rail. Window to front affording a southern aspect. Separate WC. Window to front.

### OUTSIDE

To the front of the property is a driveway with parking. Lawn with roses and lilac.

### GARDEN

The rear garden extends to 30ft with paved patio. Lawn. Greenhouse. Shrubs.



Floor area 1248 sq' approximately.

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



## DIRECTIONS

From Maidstone, leave via Stone Street a continuation of which is the Loose Road A229. At the Wheatsheaf traffic lights, bear left onto the Sutton Road A274, continue for approximately for 6 & 1/2 miles, passing through Sutton Valence. Upon reaching Headcorn at the White Horse, turn left into Lenham Road taking the first turning on the left into Ulcombe Road and Brooklands will be found first on the left.

# Energy performance certificate (EPC)

20 Brooklands  
Headcorn  
ASHFORD  
TN27 9QS

Energy rating

E

Valid until 11 November 2030

Certificate number

9223-3900-1209-3510-5200

## Property type

Semi-detached house

## Total floor area

100 square metres

## Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

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