

# Ferris & Co



**Monthly Rental Of £2,500.00 pcm**  
**Holding deposit equivalent to 1 week's rent on application**



**100 Chatham Road**  
Maidstone , ME14 3BB

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

Great opportunity to let this large four-bedroom semi – detached house, located in Sandling. This property boasts of an office, utility room, W/C, four good sized bedrooms and a large kitchen/diner area. The large garden hosts a summer house with electrics.

This property is situated with easy access of the motorway network and just half a mile of the North Downs, which is stamped an area of outstanding natural beauty. The nearby Sandling School has an excellent reputation and caters for infants and juniors. Maidstone town centre is some one mile distant and offers a comprehensive selection of amenities with excellent shopping facilities, two museums, theatre, County library, multi-screen cinema and a wider selection of schools and colleges for older children. There are two railway stations connected to London. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

### Entrance Hall

Grey painted walls. Wooden flooring. Window facing side. Single radiator.

### Lounge 16' 10" x 10' 9" (5.13m x 3.27m)

Bay window facing front. Fitted blinds. Cream carpets. Cream painted walls. Built in media wall.

### Kitchen/Diner 25' 2" x 17' 7" (7.66m x 5.36m)

Kitchen - Grey painted walls. Wooden flooring. High and low units. Black granite effect worktop. 1.5 sink with drainer. Smeg gas oven with 6 burner hob. Breakfast bar. Plumbing for a dishwasher. Diner - White painted walls. Wooden flooring. Window facing rear. French doors leading to garden.

### First Floor Landing

### Family Bathroom 8' 4" x 6' 8" (2.54m x 2.03m)

Cream tiled walls. Mokka painted walls. Wood flooring. Bath with mixer tap. Low level W/C. Hand basin. Shower unit with mains shower hose. Heated towel rail.

### Bedroom 2 13' 7" x 10' 10" (4.14m x 3.30m)

Pink painted walls. Grey carpets. White built in wardrobe. Window facing rear.

### Bedroom 1 16' 9" x 9' 8" (5.10m x 2.94m)

White painted walls. Grey carpets. Bay window facing front. Built in wardrobe with mirror sliding doors.

### Study 6' 8" x 6' 10" (2.03m x 2.08m)

Built in desk. Wood flooring. Window facing front.

### Bedroom 3 9' 7" x 12' 3" (2.92m x 3.73m)

White painted walls. Brick effect wallpaper. Wood flooring. Built in wardrobe with desk. Velux window facing front.

### Bedroom 4 10' 11" x 14' 2" (3.32m x 4.31m)

White painted wall. Silver glitter wallpaper feature wall. Wood flooring. Built in wardrobe and desk. Velux window facing rear.

### Garden

Decking. Side gate access. Large grass area. Patio through to the back of the garden. Summer house with electrics. Shed.



TOTAL FLOOR AREA: 1840 sq ft (143.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan, measurements, dimensions, areas and volumes are approximate and responsibility is placed on the purchaser. The services, systems and appliances shown have not been tested and no guarantee is given that they are in working order or fit for purpose.  
Map with Metropac 0020



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 Vendors 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)

100, Chatham Road  
Sandling  
MAIDSTONE  
ME14 3BB

Energy rating  
**D**

Valid until: **17 January 2029**

Certificate number: **8601-7629-3180-4153-8996**

Property type: Semi-detached house

Total floor area: 150 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		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		