

Ferris&Co



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



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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 boats 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 musuems, 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. Sliver 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: 1540 sq ft (143.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements, dimensions, volumes and any other facts are approximate and no responsibility is taken for any inaccuracy or misstatement. The floor plan is for information only and should not be relied upon for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency on the dates.
Made with Metaplan 10/2020

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		