

Ferris&Co



£1100

Holding deposit equivalent to 1 week's rent on application



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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Available mid November Charming period end of terrace cottage. Delightfully refurbished with a new kitchen, bathroom, totally redecorated and new carpets. Located on the edge of this sought after village adjacent to farmland facing South with a light and bright interior. Off road parking, gas central heating and double glazing.

Leeds village is located next to Leeds Castle and offers village hall, local infant and junior school, gastro pub, church, playing field and tennis courts. The nearby villages of Hollingbourne and Bearsted have mainline railway stations connected to London on the Victoria line. Maidstone town centre is some six miles distant and offers a more comprehensive selection of amenities. In and around the village there are numerous countryside walks and bridal paths. The M20/A20/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

OPEN PLAN KITCHEN/LIVING ROOM 20' 3" x 11' 0" (6.17m x 3.35m)

KITCHEN AREA

Fitted with units with Escutcheon fittings and woodgrain finish worktops with upstand. One and half bowl enamel sink, chromium mixer, 4 burner electric hob with extractor hood above and oven beneath. Wall mounted Worcester gas fired boiler, supplying central heating and domestic hot water throughout. Window to front with half glazed door. Vinyl flooring. Stair case to first floor.

LIVING ROOM

Dado rail. Radiator. Window to side. New carpet. Built in storage cupboard.



First Floor

Floor area 492 sq' approximately.



Ground Floor

NH.B;Not to scale, for guidance only.

ON THE FIRST FLOOR

LANDING

BEDROOM 13' 3" x 10' 0" (4.04m x 3.05m)

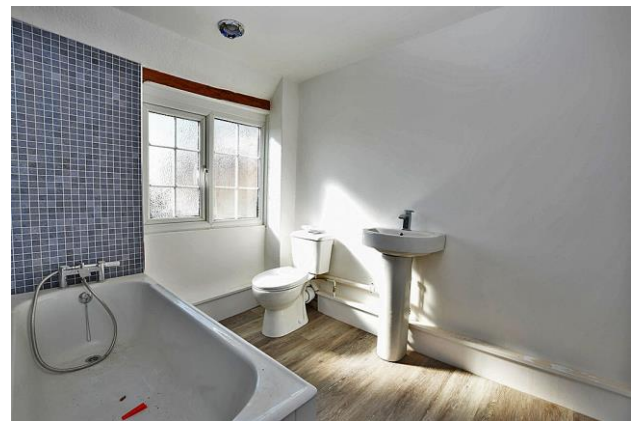
Double storage cupboard. Double radiator. Window to front. Southern aspect.

BATHROOM

White suite with chromium plated fittings. Panelled bath with mixer tap and shower. Pedestal and hand basin. Low level W.C. Mosaic tiled aqua board. Vinyl flooring. Window to front. Radiator.

OUTSIDE

Lawned garden to the front. Allocated parking space to the rear.



DIRECTIONS

From our Bearsted office proceed in an easterly direction into The Green, passing The Village Green on the right hand side, a continuation of which is Roundwell. At the junction with the Ashford Road turn left. Upon reaching the first roundabout take the second exit, at the second roundabout take the second exit, at the third roundabout take the second exit, follow signs to Leeds Village. Pass the main Leeds Castle entrance, continue pass the church and The George public house, continue up the hill. The property will be found on the right hand side towards the end of The Village as indicated by our signboard.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

