

Ferris&Co



Monthly Rental Of £1,850.00 pcm
Holding deposit equivalent to 1 week's rent on application



Tally Ho Huntsman Lane
Maidstone, ME14 5DR

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Discover this beautifully presented three-bedroom bungalow situated in the sought-after area of Huntsman Lane, Maidstone. Perfect for families or professionals, this property offers generous living space both inside and out. Located close to local amenities, schools, and transport links, this home combines comfort, convenience, and space in a desirable residential location. Three well-proportioned bedrooms, bright and spacious living area, large conservatory overlooking the garden. Attached garage with driveway for multiple cars.

Welcome to Huntsman Lane, one of Maidstone's most sought-after residential areas! Perfectly positioned just minutes from the town centre, top rated schools and beautiful Kent countryside. A short walk to Mote Park, offering acres of green space for walking, cycling, and family days out.

Entrance Hallway 11' 1" x 5' 6" (3.38m x 1.68m)
White painted walls. Grey fitted carpet.

Bedroom 2 10' 0" x 10' 4" (3.05m x 3.15m)
White painted walls. Grey fitted Carpet. Window facing front. Radiator. Built in Wardrobe with hanging rail.

Bedroom 1 10' 9" x 10' 5" (3.27m x 3.17m)
White painted walls. Grey fitted carpet. Window facing rear. White slat blind. Radiator. Built in storage cupboard with shelves.

Bathroom 8' 6" x 6' 3" (2.59m x 1.90m)
Pale green pattern tiled walls. Stone effect tiled flooring. Bath with single hot and cold taps. Mains shower. Glass shower screen. Low level W/C. Hand basin. Window facing rear. Sliver slat blind. Radiator.

Lounge/Diner/ Kitchen 22' 3" x 18' 6" (6.78m x 5.63m)

L Shaped open plan. Lounge/ Diner - White painted walls. Green carpet. Gas fireplace. Three Radiators. Windows to front & rear. Kitchen - Range of high and low oak units. White tiled walls. Cream Tiled floor. 1 1/2 Stainless steel sink with mixer tap and drainer. Neff four burner gas hob. Extractor fan. Neff electric oven and grill. Plumbing for washing machine. Window facing rear.

Conservatory 17' 4" x 7' 2" (5.28m x 2.18m)
1/4 Bricked wall. Window. Radiator. Electrics. Door leading to garden.

Bedroom 3 9' 10" x 8' 0" (2.99m x 2.44m)
White painted walls. Grey fitted carpets. Window facing front. Radiator. Built in wardrobe with hanging rail.

Outside
Garden - Wrap round garden, lawn and flower beds. Front - Driveway for multiple cars. Lawned with hedges.

Garage
Service meters. Electrics. Housing boiler.



TOTAL FLOOR AREA: 835 sq.ft. (77.5 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floor area measurements, the Agent does not warrant the accuracy of the floor area measurements. The floor area measurements are for information only and should not be relied upon for any legal or financial purposes. The floor area measurements are for information only and should not be relied upon for any legal or financial purposes.
Made with Metaphor 2020

Energy performance certificate (EPC)

TALLY HO
HUNTSMAN LANE
MAIDSTONE
ME14 5DR

Energy rating

D

Valid until: 20 April 2031

Certificate number: 0320-2700-9040-2729-1515

Property type Detached bungalow

Total floor area 73 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 C.

[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		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		