



Woodlands Close, Penenden Heath, £425,000 ME14 2EX



GUIDE PRICE £425,000 TO £450,000

Welcome to this charming 3-bedroom house located in the serene Woodlands Close, Penenden Heath. This spacious property boasts approx 1,259 sq ft of living space, perfect for a growing family or those who love to entertain.

Built circa 1950's, this traditional British home exudes character and warmth. Once inside the light and airy entrance hall, you are greeted by a cosy reception room with a fireplace, leading through to a spacious kitchen/diner ideal for entertaining.

The kitchen offers a large range of wall and base units with space for appliances, tiled walls and flooring with views of the rear garden. The property features a ground floor WC, ensuring convenience for all residents.

Walking through the dining area, you'll find a double doors into the conservatory with underfloor heating which leads outside to the picturesque rear garden. Here you'll find the first patio area and steps to a manicured lawn and at the rear of the lawn, there's a sun deck ensuring you catch both the morning and last of the evening sun.

Upstairs, there are three well - appointed bedrooms, with plenty of space for a family to enjoy their own private sanctuary, along with a modern tiled family bathroom, comprising of a shower cubicle, low level WC, freestanding bath and a vanity unit hand wash basin.

Outside, the front of the property is blocked paved and offers parking for numerous cars.

Situated in a cul-de-sac with no through traffic, this home offers peace and tranquility, making it a safe haven for families. The good community spirit in the area fosters a sense of belonging and security, creating a welcoming environment for all.

Don't miss out on the opportunity to make this house your home. With its prime location, ample living space, and charming features, this property is sure to capture your heart. Book a viewing today and envision the wonderful life that awaits you at Woodlands Close.

The property is situated within the outskirts of Maidstone town centre as well as the Kentish countryside. Maidstone provides an array of shops including your big brands and unique stores.

You'll never struggle to find somewhere to eat or drink whether that's a chilled date night or a night out with friends and family. You'll notice a vast amount of primary and secondary schools in and around the area including four grammar schools. The property also offers easy access to London and the coast via train or motorway.

Services - gas fired central heating, mains drainage and mains electricity.

Flood Risk - Very low risk means that this area has a chance of flooding of less than 0.1% each year

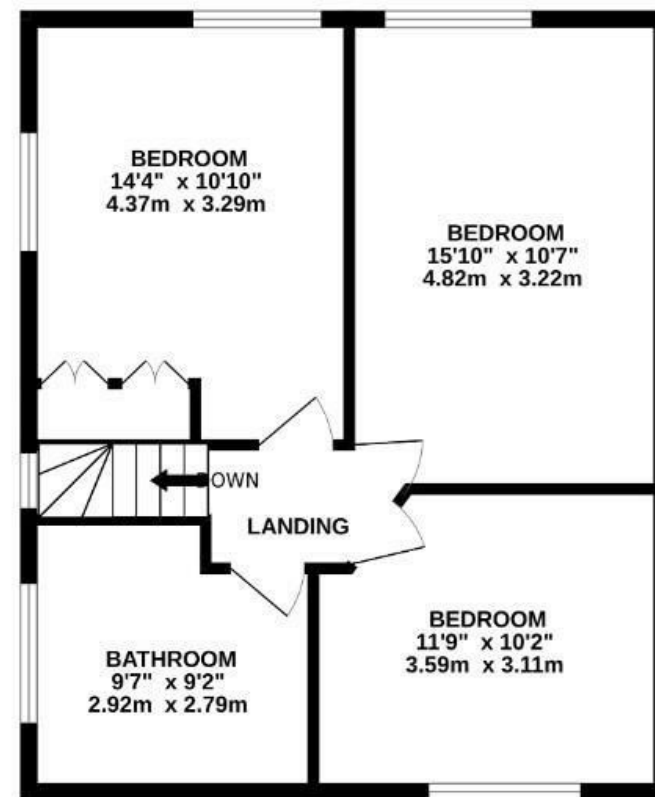
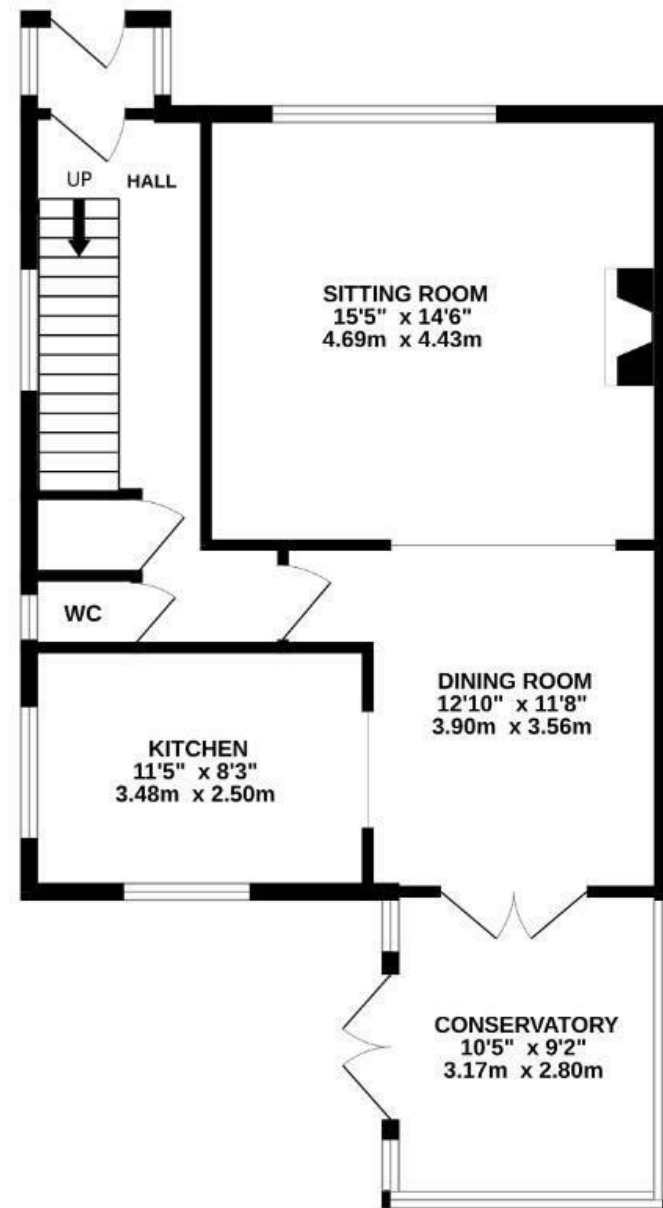
Broadband speed- Ultrafast max download 9000 Mbps - Superfast max download 9000 Mbps





GROUND FLOOR

1ST FLOOR



Tenure: Freehold
Council Tax Band: D

- Desirable location
- Semi detached
- Ground floor WC
- Kitchen/diner
- Driveway for numerous cars
- Spacious rear garden
- Sun Deck patio
- Conservatory

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.