



Woodlands Close, , Penenden Heath, ME14 2EX

- UNDERFLOOR HEATING
- WEATHER COMPENSATION HEATING SYSTEM
- REVERSE OSMOSIS DRINKING FLITER FOR PURE WATER
- DOWNSTAIRS W.C.
- SITUATED IN A QUIET CUL-DE-SAC
- MODERN KITCHEN/DINER WITH QUARTZ WORKTOP AND NEFF APPLIANCES
- PRESSURISED HOT WATER SYSTEM
- DIGITAL AQUALISA SHOWER AND BATH
- NEW ROOF 2019
- OPPORTUNITY TO CREATE YOUR OWN OASIS IN THE GARDEN

Guide Price £425,000 - £450,000



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DESCRIPTION

Hunters are delighted to welcome to the market this charming 3 bed semi-detached house located in the sought-after area of Woodlands Close, Penenden Heath. This home truly boasts modern and spacious living.

With underfloor heating throughout the ground floor, one reception room, three bedrooms, and a beautifully presented kitchen/diner with ample wall and base units and Neff appliances, this house offers ample space for comfortable living. The downstairs W.C. adds convenience to your daily routine, while the opportunity to create your own oasis in the large garden presents endless possibilities for outdoor enjoyment.

Step outside to discover a generous garden complete with an outbuilding, ideal for extra storage space and patio area for entertaining in the summer months. Externally this property provides the perfect canvas for you to tailor the garden to your liking. Side access then leads you to the front benefiting from its own drive with space for numerous vehicles.

Situated in a cul-de-sac with no through traffic, this home offers peace and tranquillity, 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 chance to make this house your home and create lasting memories in this delightful property. Contact us today to arrange a viewing and envision the possibilities that await you at Woodlands Close.

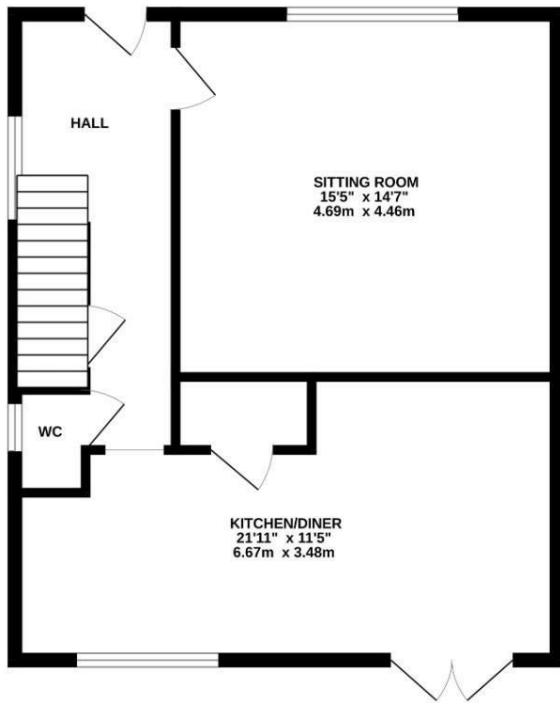
Services: Gas Central Heating. Mains drainage and mains electricity.
Flood Risk: Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

Broadband Speed: 9Mb Basic 53Mb Superfast
9000Mb Ultrafast 9000Mb Overall

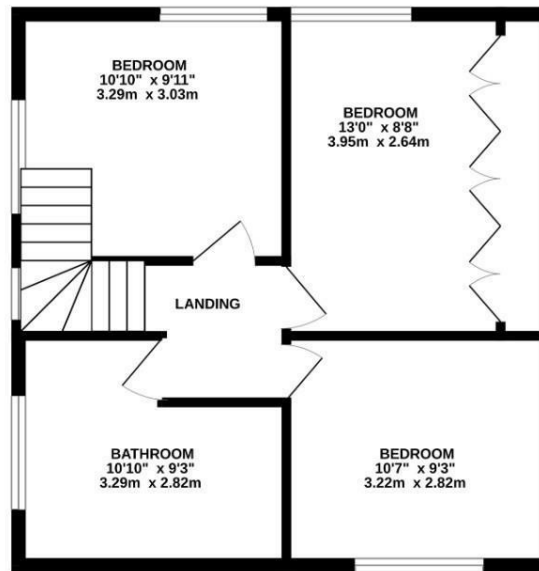




GROUND FLOOR



1ST FLOOR



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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Viewings

Please contact Maidstone@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.



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