



22 Faraday Road, Penenden Heath, Maidstone, ME14 2DB
Offers In The Region Of £850,000



The property is situated in one of Maidstone's most sought after residential roads in Penenden Heath. The immediate area has excellent local amenities including a small shopping parade. The county town itself provides a wide range of shopping, educational and social facilities as well as two mainline railway stations. There is very easy access to the M20 motorway providing fast travel to London and the Kent coastline.

The property comprises a quite beautifully presented Clark & Epps detached five bedroom family house and enjoys mellowed brick and rendered elevations under a tiled roof. The property benefits from gas fired central heating, double glazing and a security system. The gardens are an absolute feature to the property, being of very good sized, beautifully screened and maintained. Internal inspection of this lovely family home is thoroughly recommended by the sole selling agents. EPC rating: D. Council Tax Band: G. Contact: PAGE & WELLS King Street office 01622 756703.



GROUND FLOOR:

Part glazed entrance door to ...

Entrance Porch

Further glazed panelled door to ...

Reception Hall: 15'4 x 10'3 (4.67m x 3.12m)

Maximum measurements. Staircase to first floor. Understairs cupboard. Study recess. Cloaks cupboard. Glazed panelled door to lounge and dining room.

Lounge: 18'4 x 12' (5.59m x 3.66m)

A well proportioned principal room enjoying triple aspect. Central fireplace. Picture rail. Double glazed patio doors opening to ...

Conservatory: 14'2 x 10' (4.32m x 3.05m)

Glazed patio doors opening to the gardens. Glazed door to kitchen.

Dining Room: 17'8 x 11'3 (5.38m x 3.43m)

Another well proportioned principal reception room with double glazed leaded light bay window to the front elevation. Recessed cupboards. Picture rail. Glazed panelled door to reception hall.

Cloakroom

Low-level WC. Wash hand basin. Extractor fan.

Kitchen/Breakfast Room: 17'3 x 9'8 (5.26m x 2.95m)

The KITCHEN AREA has an excellent range of work surfaces with cupboards, drawers and space under. Breakfast bar. Inset one and a half bowl sink unit with mixer tap. Neff oven, 4-ring gas hob with extractor fan over. Bosch dishwasher. Inset ceiling lighting.

Utility Room: 8'8 x 6'5 (2.64m x 1.96m)

Wall mounted Potterton gas fired boiler serving central heating and domestic hot water. Plumbing for washing machine. Range of wall cupboards. Inset single drainer sink unit with mixer tap and cupboards under. Part tiled walls. Door to ...

Second Utility Area/Store Room: 17'5 x 9'7 (5.31m x 2.92m)

Maximum measurements. A very useful area with fitted shelving. Range of work surfaces with cupboards and drawers under. Door to the front elevation. Glazed door to rear garden. Door to garage.

FIRST FLOOR:

Landing

Access to insulated roof space. The loft area is boarded with a loft ladder and electric light.

Bedroom 1: 16'3 x 10'9 (4.95m x 3.28m)

Double glazed bay window to the front elevation with leaded light glass. Range of built in wardrobe cupboards. Door to ...

En-suite Shower Room

Shower cubicle with Triton shower unit. Pedestal wash hand basin. Low-level WC. Built in cupboard. Chrome heated towel rail. Wall mirror. Recessed shelving. Double glazed window to the side elevation.

Bedroom 2: 15' x 9'8 (4.57m x 2.95m)

Double glazed window to the rear elevation. Built in wardrobe cupboards.

Bedroom 3: 12' x 9'4 (3.66m x 2.84m)

Double glazed leaded light window to the front elevation. Built in wardrobe cupboards.

Bedroom 4: 12' x 9'1 (3.66m x 2.77m)

Double glazed window to the rear elevation. Picture rail. Built in wardrobe cupboards.

Bedroom 5: 9' x 8'9 (2.74m x 2.67m)

Double glazed window to the side elevation.

Family Bathroom

Pedestal wash hand basin. Low-level WC. Panelled bath with mixer tap and shower attachment, fitted shower screen. Chrome heated towel rail. Tiled walls. Mirror with lighting over. Double glazed leaded light windows to the front elevation.

EXTERNALLY:

An extensive brick paviour forecourt provides ample parking and in turn gives access to ...

Attached Garage: 24' x 8'8 (7.32m x 2.64m)

Fitted shelving. Work bench.

GARDENS:

The front garden has an area of lawn with well screened boundaries. The rear garden is an absolute feature to the property being of very good size and having mature screened boundaries with a variety of ornamental trees and shrubs. Immediately behind the house is a paved seating terrace with a retaining wall. Steps lead to an area of lawn. Area for vegetables with raised beds. Set within the garden is a childrens playhouse and garden shed.


VIEWING

Viewing strictly by arrangements with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB
Tel. 01622 756703

DIRECTIONS

Leave Maidstone on the A249 Sittingbourne Road. Proceed to Chiltern Hundreds roundabout then turn left into Penenden Heath Road. Continue on for a short distance before turning left into Faraday Road where the property will be found at the head of the cul de sac.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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