



**275 Boxley Road, Penenden Heath, Maidstone, Kent, ME14 2AE**  
**Price £660,000**



The property is situated in an elevated setting well back from Boxley Road in the heart of Penenden Heath. This very popular area lies on the northern outskirts of the town centre and is served with excellent local amenities. The county town itself provides a wide range of shopping, educational and social facilities together with two mainline stations. There is easy access to the M20 motorway providing fast travel to London and the Kent coastline.

The property comprises a beautifully presented Clarke & Epps four bedroom detached family house. The property has attractive brick and rendered elevations under a tiled roof, benefiting from gas fired central heating, double glazing and there is a security system installed. One of the outstanding features of the house is the lovely good size well presented garden to the rear. Internal inspection of this lovely family home is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: D  
Council tax band: F  
Tenure: freehold



**GROUND FLOOR:**

**Entrance Porch**

Courtesy light. Entrance door to ...

**Reception Hall: 11'3 x 7' (3.43m x 2.13m)**

Staircase to first floor. Understairs cupboard. Cloaks cupboard. Amtico flooring.

**Cloakroom**

Wash hand basin in vanity unit with cupboards under. Low-level WC. Tiled flooring. Chrome heated towel rail.

**Lounge: 18'6 x 12' (5.64m x 3.66m)**

A well proportioned principal room enjoying triple aspect with matching Amtico flooring. Central fireplace with fitted wood burning stove. Double glazed leaded light window to the front elevation. Leaded light stained glass window to the side. Bi-folding doors opening to the rear garden terrace.

**Dining Room: 17'11 x 11'7 maximum (5.46m x 3.53m maximum)**

Bay window with leaded light glass. Fireplace with fitted wood burning stove. Matching Amtico flooring.

**Kitchen: 11'11 x 9'11 (3.63m x 3.02m)**

A beautifully fitted kitchen with light oak work surfaces enjoying cupboards and drawers beneath. Rangemaster double oven and grill, induction hob with extractor fan over. Inset one and a half bowl sink unit with cupboards under. Bosch dishwasher. Wine fridge. Fitted fridge with drinking dispenser. Underfloor heating. Double glazed window to the rear elevation. Door to ...

**Utility Room: 8'8 x 5'9 (2.64m x 1.75m)**

Plumbing for washing machine. Stainless steel sink unit with cupboards under. Door to garage. Door to garden.

**FIRST FLOOR:**

**Half Landing**

Attractive leaded light stained glass window.

**Landing**

Airing cupboard housing hot water tank. Access to insulated roof space.

**Bedroom 1: 18'4 x 12' maximum (5.59m x 3.66m maximum)**

Double glazed bay window to the front elevation.

**Bedroom 2: 12' x 10'5 maximum (3.66m x 3.18m maximum)**

Double glazed window to the rear elevation. Inset ceiling lighting.

**Bedroom 3: 12' x 7'8 (3.66m x 2.34m)**

Inset ceiling lighting. Double glazed window to the front elevation.

**Bedroom 4: 9'11 x 8'10 maximum (3.02m x 2.69m maximum)**

Double glazed window to the rear elevation. Inset ceiling lighting.

**Family Bathroom**

Panelled bath with side mounted mixer tap. Shower cubicle with thermostatically controlled shower. Wash hand basin in vanity unit with mixer tap and cupboards under. Heated towel rail. Extractor fan. Inset ceiling lighting. Stained glass leaded light window to the rear elevation.

**Separate WC**

Low-level WC. Wash hand basin. Chrome heated towel rail. Tiled walls.

**EXTERNALLY:**

An impregnated concrete driveway leads from Boxley Road to provide parking and in turn giving access to ...

**Attached Garage: 19'10 x 8'8 (6.05m x 2.64m)**

Double doors. Gas and electric meters. Worcester gas fired boiler serving central heating and domestic hot water. Door to utility room.

The front garden is laid to lawn with well stocked flower borders. Impressive magnolia. The rear garden is an outstanding feature of the property being of very good size. Immediately behind the house is a paved terrace. Extensive area of lawn with well stocked flower borders. Mature conifer hedging. The gardens enjoy considerable privacy.

**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 the Chiltern Hundreds roundabout, turn left into Penenden Heath Road. Continue to the mini roundabout, turn left into Boxley Road. Continue down where the property will be found on the right hand side.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

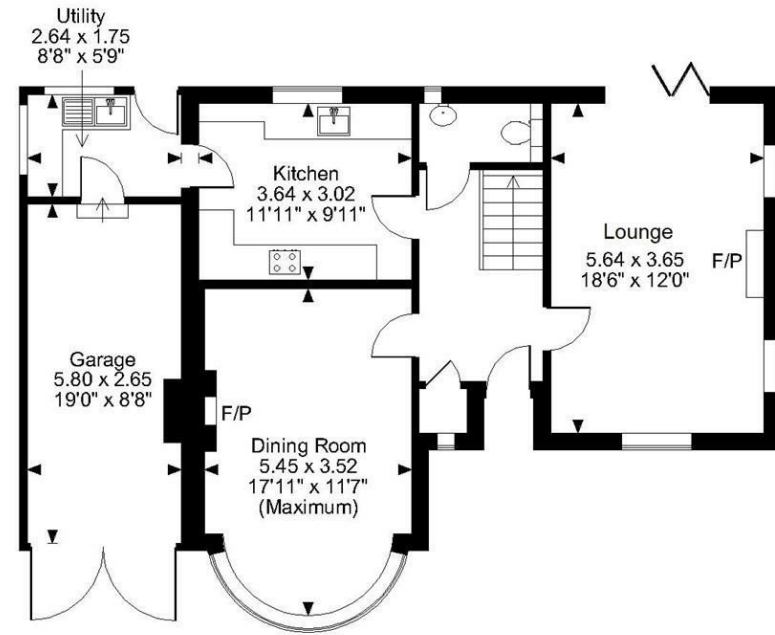
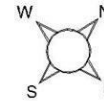
**England & Wales**

EU Directive  
2002/91/EC

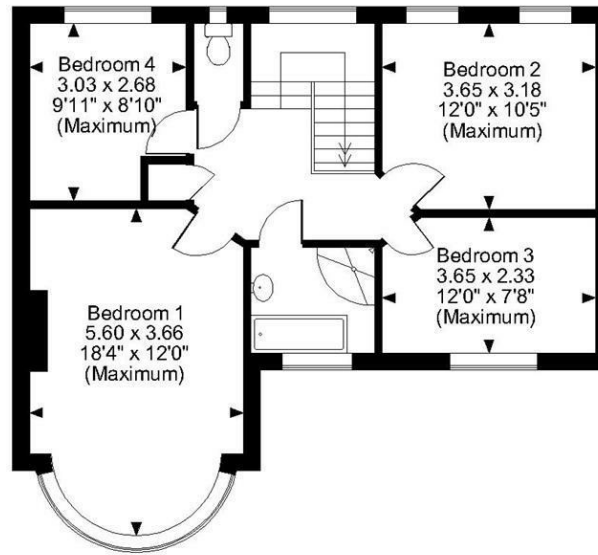


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**Boxley Road, Penenden Heath, Maidstone**  
**Approximate Gross Internal Area**  
**Main House = 1400 Sq Ft/130 Sq M**  
**Garage = 165 Sq Ft/15 Sq M**  
**Total = 1565 Sq Ft/145 Sq M**



**Ground Floor**



**First Floor**

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The position & size of doors, windows, appliances and other features are approximate only.  
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