



**106 Sandling Lane, Penenden Heath, Maidstone, Kent, ME14 2EB**  
**Price £575,000**



AN EXCEPTIONALLY WELL PRESENTED EXTENDED DETACHED FAMILY HOME SITUATED IN A SOUGHT AFTER LOCATION WITHIN PENENDEN HEATH, WITH VIEWS TO THE REAR OVER THE NORTH DOWNS.

The extensive accommodation provides a spacious bay fronted sitting room, separate dining room, useful utility room, ground floor shower room and a 19' x 8' kitchen. There are three bedrooms to the first floor and a modern family bathroom suite. There are ample off road parking facilities to the front and a pleasant garden to the rear. Internal viewing is highly recommended. Contact: PAGE & WELLS King Street office 01622 756703.

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



## LOCATION

Situated in the much favoured Penenden Heath area north of Maidstone town centre. There is easy access to the M20 by junctions 7 or 6, as well a short drive/walk into the town centre. There are reputable primary and second schools close by.

## PROPERTY INFORMATION

A sizeable three bedroom detached family home with a ground floor single storey extension, with ample off road parking and a pleasant rear garden.

## KEY FEATURES

- Extended detached family home
- Modern bathroom with underfloor heating
- Ground floor shower room
- Pleasant rear garden with irrigation system
- 19'x 8' kitchen
- Ample off road parking

## ROOMS

### GROUND FLOOR:

- Entrance Porch
- Entrance Hall

Sitting Room: 15'2 x 14'6 (4.62m x 4.42m)

Dining Room: 12'4 x 11'1 (3.76m x 3.38m)

Kitchen: 19' x 8' (5.79m x 2.44m)

Shower Room

Utility Room: 10' x 9' (3.05m x 2.74m)

### FIRST FLOOR:

Principal Bedroom: 13'4 x 11'9 (4.06m x 3.58m)

Bedroom 2: 13'4 x 11'11 maximum (4.06m x 3.63m maximum)

Bedroom 3: 8'7 x 7'10 (2.62m x 2.39m)

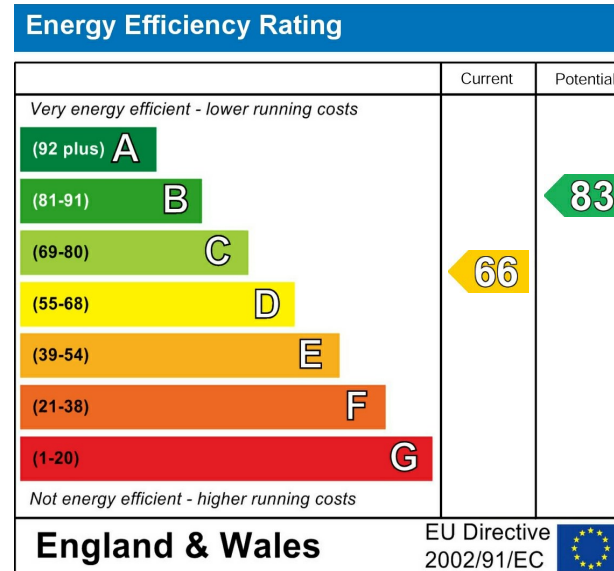
Family Bathroom

### EXTERNALLY:

There is a driveway providing ample off road parking facilities and a pleasant rear garden with irrigation system.

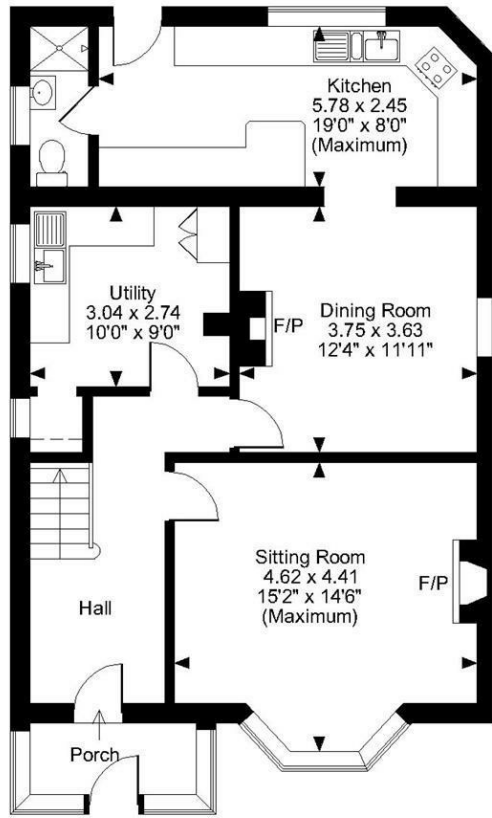
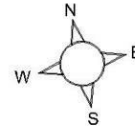
### VIEWING

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

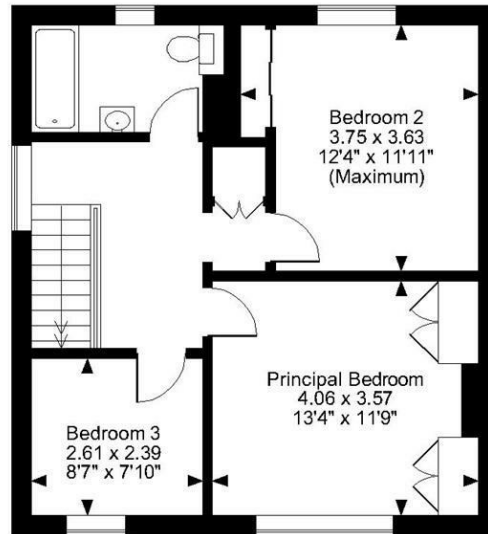


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**Sandling Lane, Penenden Heath, Maidstone**  
 Approximate Gross Internal Area  
 1343 Sq Ft/125 Sq M



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

--- Denotes restricted head height

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