



**Tanti Old Chatham Road, Sandling, Maidstone, Kent, ME14 3AJ**  
**Offers In The Region Of £700,000**



No forward chain. The property is situated in a lovely semi rural setting on the outskirts of Penenden Heath. This most sought after area has excellent local amenities. The county town itself is within a mile offering a wide range of shopping, educational and social facilities. There is very easy access to the M20 motorway providing fast travel to London and the Kent coastline

The property comprises an architecturally designed individual house built in 1975 and which has been in the ownership of our clients family since its construction. The house has attractive mellowed brick and stone clad elevations under a tiled roof, benefiting from gas fired central heating and double glazing. The split level accommodation provides extremely well proportioned rooms and internal inspection is thoroughly recommended by the sole selling agent. Contact: PAGE & WELLS King Street office 01622 756703.

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



**LOWER GROUND FLOOR:**

Glazed panelled entrance door to ...

**Entrance Porch**

Further glazed door to ...

**Reception Hall: 10' x 6'9 (3.05m x 2.06m)**

Understairs cupboard. Staircase leading to first floor landing from there a staircase to the first floor.

**Sitting Room: 16'2 x 15'10 (4.93m x 4.83m)**

Range of built in cupboards and bookshelves. Double glazed window to the front elevation.

**Study/Bedroom 4: 9'10 x 9'6 (3.00m x 2.90m)**

Double glazed window to the rear elevation. Built in cupboard. Desk top. Glazed fronted display cabinet. Fitted bookshelves.

**Cloaks/Shower Room**

Low-level WC. Wash hand basin in vanity unit with cupboard under. Shower cubicle with thermostatically controlled shower. Wall mirror. Tiled walls. Extractor fan. Chrome heated towel rail.

**GROUND FLOOR:**

**Lounge: 20'4 x 12'10 (6.20m x 3.91m)**

A beautifully proportioned principal room enjoying double aspect. Large picture window to the front with views out to The Downs. Feature central fireplace. Door to ...

**Kitchen/Dining Area: 22'6 x 9'8 (6.86m x 2.95m)**

The kitchen area has an extensive range of work surfaces with cupboards, drawers and space beneath. Inset one and a half bowl sink unit with mixer tap. Range of wall cupboards. Plumbing for dishwasher and washing machine. Plumbing for AEG 5-ring gas hob with extractor fan over. Bosch double oven and grill. Inset ceiling lighting. Part glazed door to garden. Door to ...

**Garden Room: 23'4 x 8'7 (7.11m x 2.62m)**

Triple aspect with double glazed doors opening to the garden. Further side door.

**FIRST FLOOR:**

**Reception Landing**

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

**Bedroom 1: 16'4 x 12'7 maximum (4.98m x 3.84m maximum)**

Double glazed window to the front elevation with views to The Downs. Range of built in mirror fronted wardrobe cupboards.

**Bedroom 2: 13'5 x 9' (4.09m x 2.74m)**

Double glazed window to the rear elevation.

**Bedroom 3: 10' x 7' maximum (3.05m x 2.13m maximum)**

Double glazed window to the rear elevation. Built in wardrobe cupboards. Silavent air conditioning unit.

**Shower Room**

Shower cubicle with thermostatically controlled shower. Pedestal wash hand basin. Low-level WC. Chrome heated towel rail. Tiled walls. Shaver point. Double glazed window to the front elevation.

**EXTERNALLY:**

The property enjoys good front to the Old Chatham Road. A brick paviour driveway leads to an extensive parking forecourt which in turn gives access to ...

**Attached Garage: 25'4 x 15'4 (7.72m x 4.67m)**

Overhead storage area. Electronic door. Glazed double doors to the rear.

A side gate leads to the rear garden which enjoys considerable privacy with areas of seating terraces and an area of lawn with well stocked flower borders. A flight of steps leads from the lawn to a raised seating area.

**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 and proceed to the Chiltern Hundreds roundabout. Turn left into Penenden Heath Road, continue on into Sandling Lane. Turn right into Old Chatham Road for a short while before bearing left, the property will be found on the left hand side.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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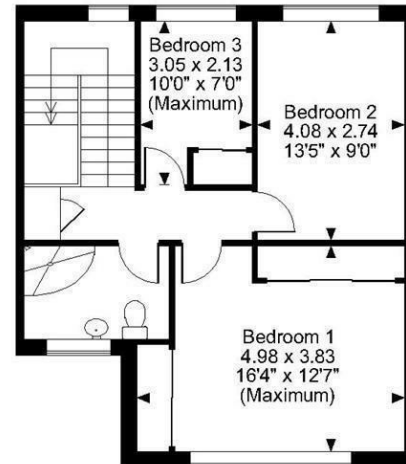
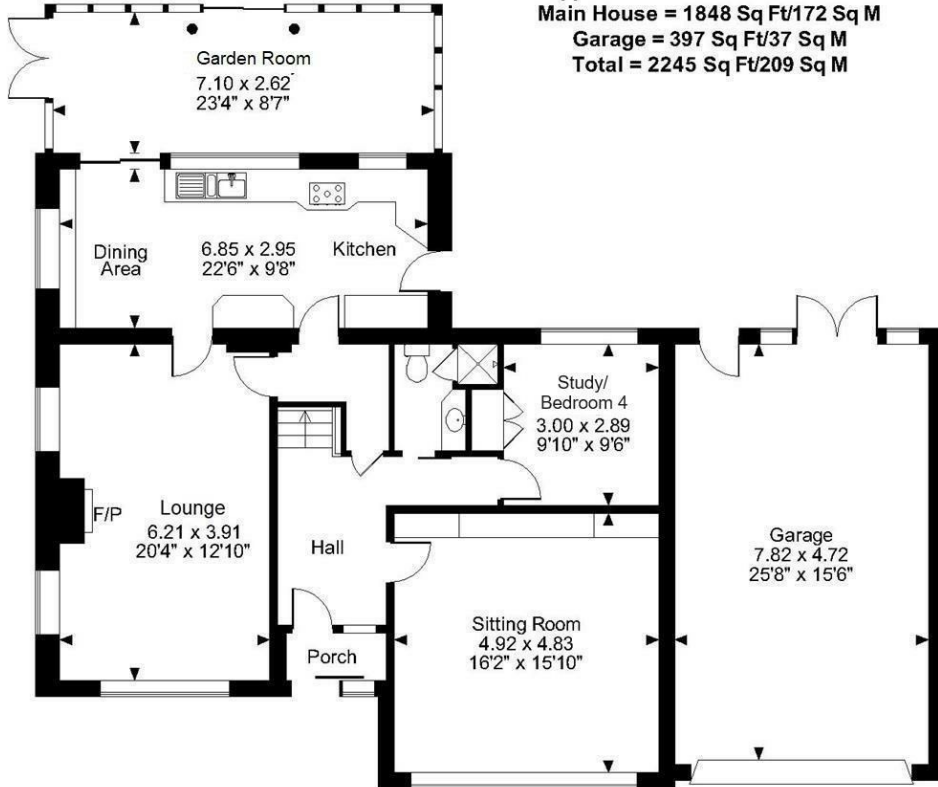
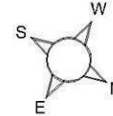
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**Approximate Gross Internal Area**

**Main House = 1848 Sq Ft/172 Sq M**

**Garage = 397 Sq Ft/37 Sq M**

**Total = 2245 Sq Ft/209 Sq M**



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

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

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