



**4 Downs View Road, Penenden Heath, Maidstone, ME14 2JB**  
**Price Guide £400,000 - £425,000**



PRICE GUIDE : £400,000 - £425,000. A SPACIOUS, WELL PRESENTED AND VERSATILE FOUR BEDROOM SEMI-DETACHED CHALET BUNGALOW SITUATED IN A SOUGHT AFTER LOCATION WITHIN PENENDEN HEATH. OFFERING SOME 1400 SQ FT OF ACCOMMODATION.

This rarely available property is a must view. The ground floor accommodation features an entrance porch, spacious entrance hall, bathroom, sitting room, kitchen/diner, utility room and a large bedroom with en-suite shower room. The first floor offers three further bedrooms. There is a driveway providing off road parking facilities and a low maintenance garden to the rear. Internal viewing is highly recommended. Contact: PAGE & WELLS King Street office 01622 756703.

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



## LOCATION

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

## PROPERTY INFORMATION

A spacious four bedroom semi-detached chalet bungalow offering versatile accommodation and benefiting from off road parking.

## KEY FEATURES

Principal bedroom with en-suite shower room

Three further bedrooms

Spacious lounge

Kitchen/diner

Off road parking

1400 sq ft of accommodation

## ROOMS

### GROUND FLOOR:

Entrance Porch

Entrance Hall

Sitting Room: 17'9 x 12'8 (5.41m x 3.86m)

Kitchen: 12'8 x 11'9 (3.86m x 3.58m)

Utility Room: 8'10 x 8'3 (2.69m x 2.51m)

Principal Bedroom: 17'6 maximum x 8'10 maximum  
(5.33m maximum x 2.69m maximum)

En-suite Shower Room

Family Bathroom

### FIRST FLOOR:

Bedroom 2: 16'6 maximum x 8'7 (5.03m maximum x 2.62m)

Bedroom 3: 13'3 x 9'5 (4.04m x 2.87m)

Bedroom 4: 9'5 x 7'6 (2.87m x 2.29m)


### EXTERNALLY:

There are off road parking facilities to the front and a low maintenance garden to the rear.

### VIEWING

Viewing strictly by arrangements with the Agent's Head Office:

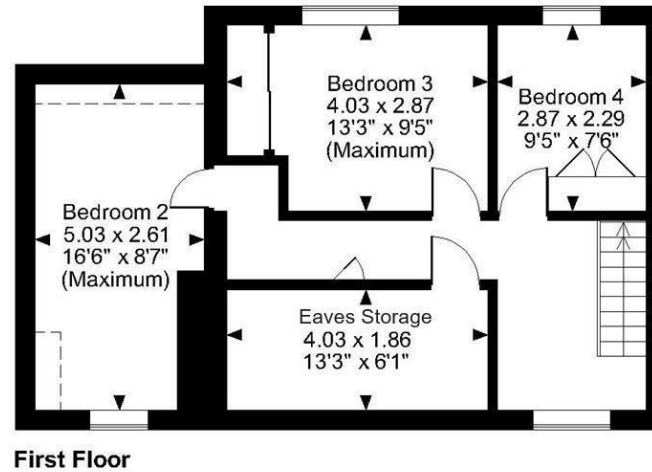
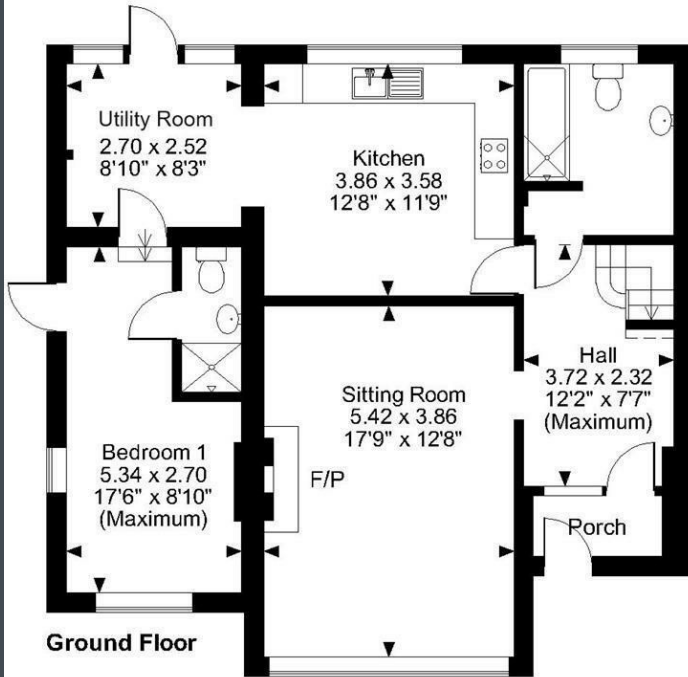
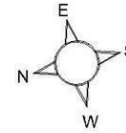
52-54 King Street, Maidstone, Kent ME14 1DB  
Tel. 01622 756703

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979



Downs View Road, Penenden Heath, Maidstone, Kent  
 Approximate Gross Internal Area  
 1400 Sq Ft/130 Sq M



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

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

□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8601925/LCO

