



**62 Sandling Lane, Penenden Heath, Maidstone, Kent, ME14 2EA**  
**Guide Price £375,000 - £390,000**



\*\*\* GUIDE PRICE £375,000 - £390,000 \*\*\* A SPACIOUS AND WELL PLANNED THREE BEDROOM SEMI-DETACHED FAMILY HOME WITH A LARGE REAR GARDEN SITUATED IN A SOUGHT AFTER LOCATION WITH PENENDEN HEATH.

Offering with no forward chain implications, this most spacious three bedroom semi-detached home features an entrance hall, two separate reception rooms, lean-to, cloakroom and kitchen to the ground floor. Whilst on the first floor will be found three bedrooms and a bathroom with both bath and separate shower cubicle. There are off road parking facilities to the front, garage and a large garden to the rear. In the agent's opinion this property would make an ideal family home and 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 junctions 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 and well planned three bedroom semi-detached family home with off road parking and a large rear garden.

## KEY FEATURES

- No chain
- Off road parking
- Downstairs cloakroom
- Two large reception areas
- Large rear garden

## ROOMS

### GROUND FLOOR:

**Entrance Hall**

**Lounge: 14'11 into bay x 12'7 (4.55m into bay x 3.84m)**

**Dining Room: 12'11 x 10'3 (3.94m x 3.12m)**

**Kitchen: 9'8 x 6'10 (2.95m x 2.08m)**

**Lean-To: 10'5 x 5'6 (3.18m x 1.68m)**

**Cloakroom**

### FIRST FLOOR:

**Bedroom 1: 12'11 x 11'2 (3.94m x 3.40m)**

**Bedroom 2: 11'11 x 10'2 (3.63m x 3.10m)**

**Bedroom 3: 8'7 x 7' (2.62m x 2.13m)**

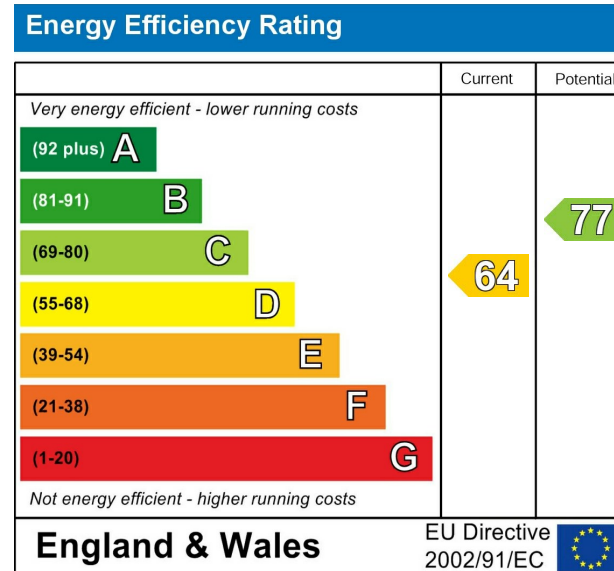
**Bathroom**

### EXTERNALLY:

There are off road parking facilities to the front and a large 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



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