



**57 Salisbury Road, Penenden Heath, Maidstone, ME14 2TY**  
**Offers In Excess Of £349,995**



A BEAUTIFULLY PRESENTED AND COMPREHENSIVELY MODERNISED 3 BEDROOM EDWARDIAN HOME SITUATED IN THIS EXTREMELY SOUGHT AFTER TREE LINED ROAD IN PENENDEN HEATH, MAIDSTONE.

Page & Wells are delighted to bring to market this stunning family home which retains much of its original character, including exposed floorboards and, at the same time, has been modernised to a high standard and features an entrance hall with staircase to first floor, two reception areas with feature fireplaces, a modern kitchen, rear lobby and downstairs WC. The first floor offers three well-proportioned bedrooms and a superb recently installed large family bathroom with roll top bath and walk-in shower. Externally, the rear garden has been beautifully landscaped and must be seen to be appreciated. On road parking is available on both sides of the road with permits available from the local authority. Tenure: Freehold. EPC Rating: D. Council Tax Band: C. Contact: PAGE & WELLS King Street Office 01622 756703.



## ACCOMMODATION

### Ground Floor:

#### Entrance Hall

Lounge 13'4 x 11'11 (4.06m x 3.63m)

Dining Room 13'4 x 11'10 (4.06m x 3.61m)

Kitchen 17' maximum x 11'5 maximum (5.18m maximum x 3.48m maximum )

#### Rear Lobby

#### WC

### First Floor:

#### Landing

Bedroom One 11'11 x 10'11 (3.63m x 3.33m)

Bedroom Two 11'9 x 8'10 (3.58m x 2.69m)

Bedroom Three 9'3 x 8' (2.82m x 2.44m)

Superb Bathroom 11'6 x 8'6 (3.51m x 2.59m)


## EXTERNALLY

A beautifully presented landscaped rear garden which must be seen to be appreciated.

## VIEWING

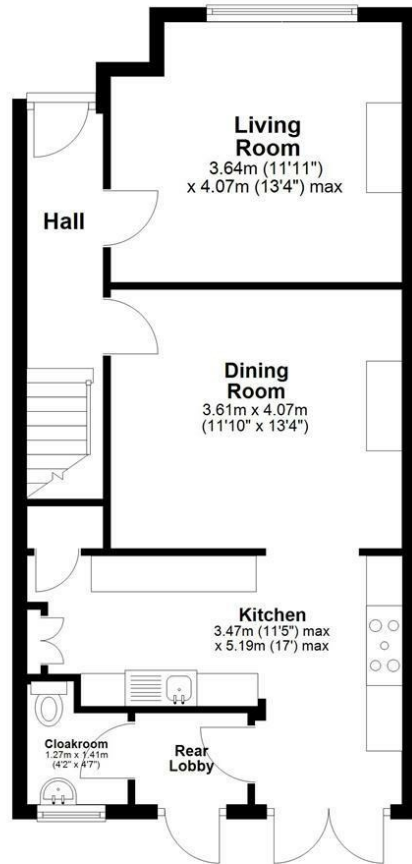
Strictly by arrangement with the Agent's Head Office:  
52-54 King Street, Maidstone, Kent ME14 1DB. Tel:  
01622 756703.

### Energy Efficiency Rating

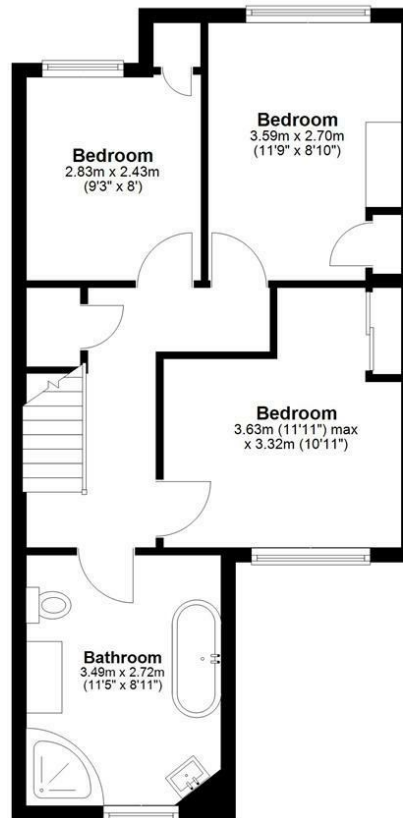
|  | Current                    | Potential  |
|--|----------------------------|--|
| <i>Very energy efficient - lower running costs</i> |                            |  |
| (92 plus) <b>A</b>                                 |                            |  |
| (81-91) <b>B</b>                                   |                            | <b>81</b>  |
| (69-80) <b>C</b>                                   | <b>65</b>                  |  |
| (55-68) <b>D</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<br>2002/91/EC |  |

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### Ground Floor



### First Floor



Total area: approx. 100.7 sq. metres (1084.2 sq. feet)

