



Heathfield Road, Penenden Heath, Maidstone, , ME14 2AD
Offers In The Region Of £1,100,000



The property is situated in one of Maidstone's most sought after residential roads in Penenden Heath. This popular area has excellent local amenities close by with the county town providing a wide range of shopping, education and social facilities together with two mainline stations. One of the great advantages of the area is the easy access to the M20 motorway.

The property comprises a beautifully spacious detached family house which as been subject to very considerable expenditure and extension by our clients in more recent times. The house has brick elevations under a tiled roof and benefits from double glazing, gas fired central heating with underfloor heating to the ground floor. There are predominantly walled gardens of good size to the property and internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

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



GROUND FLOOR:

Entrance door to ...

Reception Hall: 14'7 x 14'8 (4.45m x 4.47m)

Large picture window to the front elevation. Staircase to first floor.

Cloakroom

Low-level WC. Pedestal wash hand basin. Extractor fan.

Sitting Room: 30'3 x 13'10 (9.22m x 4.22m)

A beautifully proportioned principal room enjoying double aspect with full length picture window to the rear elevation overlooking the rear garden. Attractive open fireplace with natural brick surround. Inset ceiling lighting. Door to ...

Family Room: 18'3 x 8'9 (5.56m x 2.67m)

Work top with cupboards under. Range of built in cupboards. Inset ceiling lighting. Double aspect.

Study: 10'10 x 8'4 (3.30m x 2.54m)

Accessed from the sitting room. Double aspect with double glazed windows to both front and side elevations.

Magnificent Kitchen/Living Area: 23'8 x 18' (7.21m x 5.49m)

The KITCHEN AREA is finished to a very high specification with an extensive range of work surfaces with cupboards and drawers under. Island unit with induction hob, inset one and a half bowl sink unit with mixer tap, breakfast bar and wine rack. Range of wall cupboards. AEG double oven and grill. Zanussi dishwasher. Built in Samsung fridge/freezer. There are bi-folding doors opening to the rear garden. Door to ...

Utility Room: 10'8 x 6'1 (3.25m x 1.85m)

Work surface with cupboards and space under. Range of wall cupboards. Broom cupboard. Double glazed window to the side elevation. Double glazed door to garden. Door to ...

Second Cloakroom

Wash hand basin. Low-level WC. Built in cupboard. Extractor fan. Double glazed window to the side elevation.

FIRST FLOOR:

Spacious Galleried Landing

Inset ceiling lighting. Staircase to second floor.

Principal Bedroom: 24'7 x 15'7 (7.49m x 4.75m)

A beautifully proportioned principal bedroom with double glazed double doors opening to a balcony with wrought iron balustrading. Excellent range of built in wardrobe cupboards. Further storage cupboards. Views to the North Downs. Door to ...

En-suite Shower Room

Shower cubicle with thermostatically controlled shower. Wash hand basin in vanity unit with drawers under. Inset ceiling lighting. Door to ...

Separate WC

Low-level WC. Built in cupboard.

Bedroom 2: 18'6 x 16'7 (5.64m x 5.05m)

Maximum 'L' shaped measurements. Double aspect room again with views to the North Downs.

Bedroom 3: 12'2 s 12'1 (3.71m s 3.68m)

Double glazed window to the front elevation. Built in cupboards.

Family Bathroom

Tiled panelled bath with side mounted mixer tap and shower attachment. Wash hand basin in vanity unit with drawers under. Low-level WC. Shower cubicle with thermostatically controlled shower. Inset ceiling lighting. Extractor fan. Double glazed window to the rear elevation.

SECOND FLOOR:

Landing

Velux window.

Bedroom 4: 14' x 11'7 (4.27m x 3.53m)

Double aspect room. Inset ceiling lighting. Door to ...

En-suite Shower Room

Shower cubicle with Mira shower unit. Low-level WC. Pedestal wash hand basin. Velux window. Extractor fan. Inset ceiling lighting.

Bedroom 5: 11'10 x 11'2 (3.61m x 3.40m)

Double aspect room. Inset ceiling lighting. Door to ...

En-suite Bathroom

Low-level WC. Pedestal wash hand basin. Panelled bath with mixer tap. Fitted Mira shower unit with fitted shower screen. Inset ceiling lighting. Extractor fan.

EXTERNALLY:

The property enjoys excellent frontage to Heathfield Road with in and out driveway with a dressed shingled surface providing extensive parking and giving access to ...

Integral Garage: 18'10 x 15' (5.74m x 4.57m)

Folding doors to the front. Porthole window to the side. Wall mounted Worcester gas fired boiler serving central heating and domestic hot water. Personal door to the house.

GARDENS:

The front garden has low brick walling with a herbaceous bed filled with a variety of shrubs and mature trees. Side access to both sides of the property leading to a good size rear garden. Immediately behind the property is an extensive paved terrace leading on to areas of lawn interspersed with a variety of ornamental and specimen trees. There is a spring fed pond. Set with the garden are two garden sheds.


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, immediately left into Heathfield Road, continue along and the property will be found on the left hand side.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Tadendra, Heathfield Road, Penenden Heath, Maidstone, Kent

Approximate Gross Internal Area

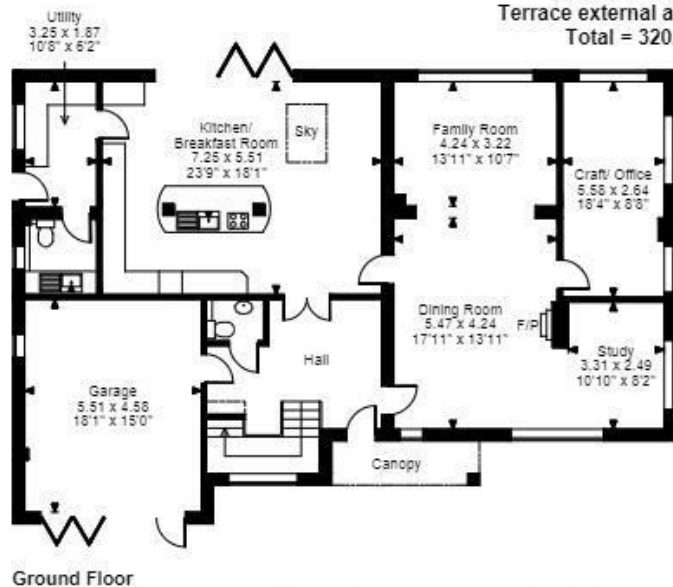
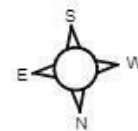
Main House = 2842 Sq Ft/264 Sq M

Garage = 272 Sq Ft/25 Sq M

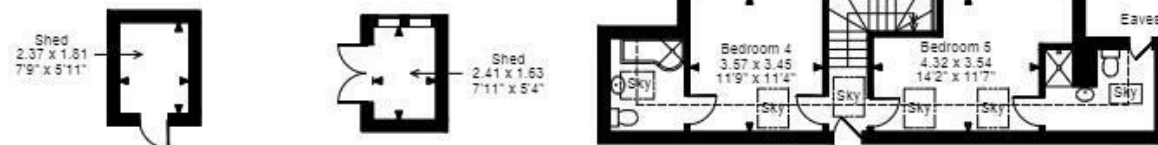
Outbuilding = 88 Sq Ft/8 Sq M

Terrace external area = 171 Sq Ft/16 Sq M

Total = 3202 Sq Ft/297 Sq M



First Floor



Second 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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