

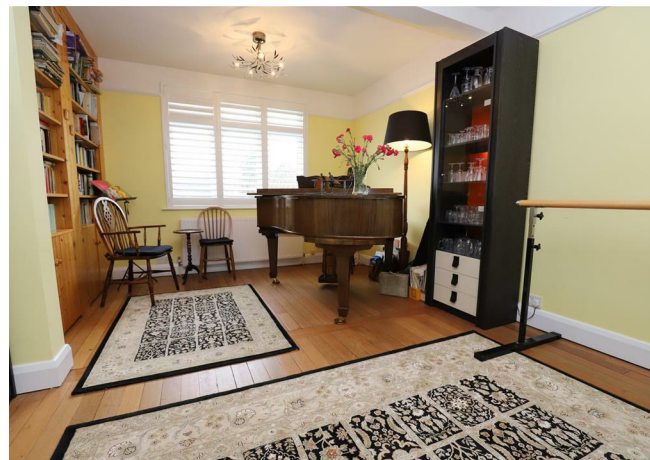


**St Bertelin, 27 Byron Road, Penenden Heath, Maidstone, Kent, ME14 2HA**  
**Price Guide £725,000 - £750,000**



PRICE GUIDE £725,000 - £750,000. The property is situated in a quiet established residential road in the popular area of Penenden Heath. Penenden Heath lies on the northern outskirts of the town centre and offers excellent local amenities. The county town itself provides a wide range of shopping, educational and social facilities. There is easy access to the M20 and M2 motorways providing fast travel to London and the Kent coastline, the county town has two mainline stations.

St Bertelin comprises a beautifully proportioned five bedroom detached family house which benefits from double glazing and gas fired central heating. The property itself has attractive brick and rendered elevations under a tiled roof and enjoys a very good sized garden to the rear. Internal inspection of this lovely family house is thoroughly recommended by the sole selling agents. EPC rating: D. Tenure: Freehold. Council Tax Band: F. Contact: PAGE & WELLS King Street office 01622 756703.



#### GROUND FLOOR:

Entrance door to ...

#### Brick and Glazed Porch

**Reception Hall: 11'3 x 7' (3.43m x 2.13m)**

Stairs to first floor. Understairs cupboard. Door to ...

**Lounge: 21'6 x 12' (6.55m x 3.66m)**

Double glazed bay window to the front elevation with views out to The Downs. Central fireplace with fitted wood burning stove. Hardwood flooring. Glazed double doors opening to ...

**Loggia: 11'5 x 3'9 (3.48m x 1.14m)**

Tiled flooring. Wall light. Double glazed doors opening to the garden.

**Dining Room: 22'2 x 12'6 (6.76m x 3.81m)**

Triple aspect room with shuttered windows. Hardwood flooring. Range of pine fronted book shelves and storage cupboards.

**Kitchen: 11'1 x 10' (3.38m x 3.05m)**

Double glazed window to the rear elevation. The kitchen area has an excellent range of work surfaces with cupboards and drawers beneath. Inset one and a half bowl sink unit with mixer tap and cupboards under. Range of Bosch appliances including a 4-ring gas hob with extractor fan over, built in double oven with grill. Built in dishwasher. Range of wall cupboards. Part tiled walls. Glazed door to ...

**Utility Room: 12'1 x 5'7 (3.68m x 1.70m)**

Triple aspect room. Work surface with space under. Plumbing for washing machine. Fittings for tumble dryer. Inset sink unit with single drainer. Double glazed door to garden. Door to ...

#### Cloakroom

Low-level WC. Wash hand basin with tiled splash back. Heated towel rail. Double glazed window to the rear elevation.

#### FIRST FLOOR:

#### Reception Landing

Built in pine fronted cupboard.

**Bedroom 1: 14'10 x 12' (4.52m x 3.66m)**

Double glazed bay window to the front elevation with views to The Downs. Wash hand basin in vanity unit with cupboard under. Range of built in mirror fronted sliding wardrobes. Walk in tiled shower cubicle with overhead and hand held showers. Inset ceiling lighting. Extractor fan.

**Bedroom 2: 11'2 x 8'7 (3.40m x 2.62m)**

Double glazed window to the front elevations with views to The Downs.

**Bedroom 3: 12' x 12'2 (3.66m x 3.71m)**

Double glazed window to the front elevation with views.

**Bedroom 4: 12' x 9'8 (3.66m x 2.95m)**

Double glazed window to the rear elevation. Built in double wardrobe cupboard with cupboard above. Fitted shelving.

**Bedroom 5: 12' x 6'8 (3.66m x 2.03m)**

Double glazed window to the rear elevation. Fitted shelving.

#### Family Bathroom

Panelled bath with mixer tap. Low-level WC. Wash hand basin in vanity unit with cupboard under. Shower cubicle with thermostatically controlled shower. Chrome heated towel rail. Tiled walls. Tiled flooring. Airing cupboard with hot water tank. Double glazed window to the rear elevation.

#### EXTERNALLY:

The property enjoys extensive frontage to Byron Road. There are two areas for parking with a brick paviour, providing excellent parking for the house. The front garden is laid to lawn with a rockery border. Side access with a wrought iron gate leads through to a very good sized and beautifully established garden. Immediately behind the house is a paved terrace. Steps lead to an area of lawn with rockery borders. Further steps to a further area of lawn. The gardens have well stocked flower beds and are filled with a variety of ornamental and fruit trees and shrubs, together with two mature sweet chestnut trees. Set within the garden is a GREENHOUSE, GARDEN SHED, WORKSHOP with power and light and a SUMMERHOUSE.


#### VIEWING

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

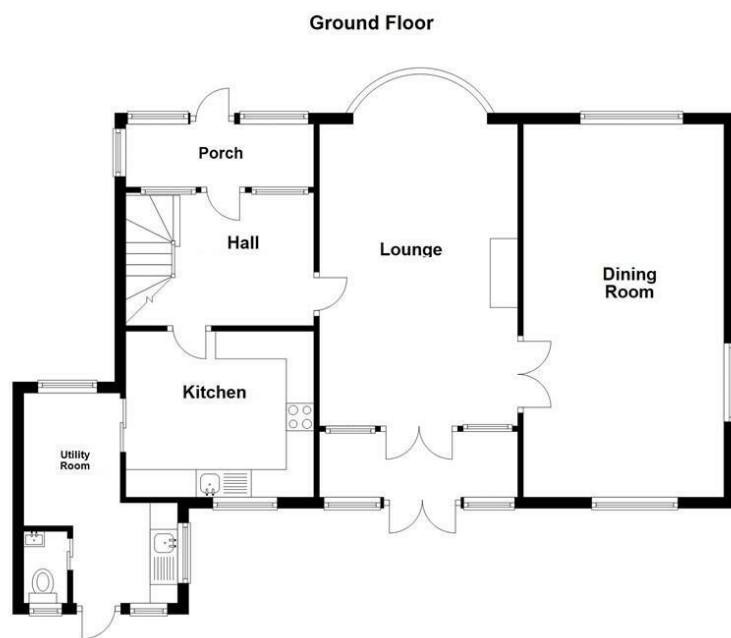
#### DIRECTIONS

Leave Maidstone on the A249 Sittingbourne Road. Proceed to the Chiltern Hundreds roundabout and turn left into Penenden Heath Road. Continue to the mini roundabout, turn left into Boxley Road then right into Byron Road where 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>		79
(69-80) <b>C</b>	68	
(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	





Total area: approx. 156.9 sq. metres (1688.4 sq. feet)

