



**Penny Cress Gardens, Maidstone, Kent, ME16 8JP**  
**Offers In The Region Of £585,000**





The property is situated in an exclusive quiet cul de sac on the Maidstone/Barming borders. This most sought after area lies about one-mile from the town centre with excellent local amenities close by. The county town itself providing a wide range of shopping, educational and social facilities.

The property comprises a four-bedroom detached family house enjoying brick and rendered elevations under a tiled roof, benefiting from gas fired central heating and double glazing. There are landscaped gardens to both front and rear and internal inspection is recommended by the sole selling agents. Contact: PAGE & WELLS King Street office - 01622 756703

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



#### GROUND FLOOR:

Double glazed entrance door to ...

#### Entrance Hall

Staircase to first floor.

#### Cloakroom

Low-level WC. Wash hand basin with tiled splashback. Double glazed window to the rear elevation.

#### Lounge: 16'1 x 10'7 (4.90m x 3.23m)

Double glazed window to the front elevation. Glazed panelled double doors opening to ...

#### Dining Room: 10'11 x 8'10 (3.33m x 2.69m)

Double glazed double doors opening to ...

#### Conservatory: 14'8 x 11'11 maximum (4.47m x 3.63m maximum)

Door to hall. Double glazed double doors to garden.

#### Kitchen: 14'8 x 12'2 maximum (4.47m x 3.71m maximum)

Extensive range of work surfaces with cupboards, drawers and space under. Breakfast bar. Range of wall cupboards. Inset one and a half bowl sink unit with cupboards under. Plumbing for washing machine and dishwasher. Zanussi oven, 4-ring gas hob. Cupboard concealing Potterton gas fired boiler serving central heating and domestic hot water. Double glazed door to side access. Double glazed window to the rear elevation.

#### FIRST FLOOR:

#### Galleried Landing

Access to insulated roof space. Airing cupboard with hot water tank.

#### Bedroom 1: 12' x 11'2 (3.66m x 3.40m)

Full length range of fitted wardrobe cupboards. Double glazed window to the front elevation. Door to ...

#### En-suite Shower Room

Shower cubicle with thermostatic controlled shower. Wash hand basin. Low-level WC. Part tiled walls. Inset ceiling lighting. Double glazed window to the side elevation.

#### Bedroom 2: 13'6 x 9'7 maximum (4.11m x 2.92m maximum)

Double glazed window to the front elevation. Built-in wardrobe cupboard.

#### Bedroom 3: 10'10 x 9'5 maximum (3.30m x 2.87m maximum)

Double glazed window to the rear elevation.

#### Bedroom 4: 10'2 x 8' (3.10m x 2.44m)

Double glazed window to the rear elevation.

#### Family Bathroom

Panelled bath with mixer tap. New Team shower unit. Display alcove. Low-level WC. Wash hand basin in vanity unit with cupboards under. Light and shaver point. Inset ceiling lighting. Double glazed window to the rear elevation.

#### EXTERNALLY:

A brick paviour driveway provides parking and in turn gives access to ...

#### Integral Garage: 18'10 x 9'7 maximum (5.74m x 2.92m maximum)

Power and light.

The front garden is finished with slate interspersed with ornamental trees and shrubs. Side access leads to the rear garden which is terraced with shingled flower beds. Decked terracing.

#### VIEWING

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

52-54 King Street, Maidstone, Kent ME14 1DB


Tel - 01622 756703

Email – Maidstone@page-wells.co.uk

#### DIRECTIONS

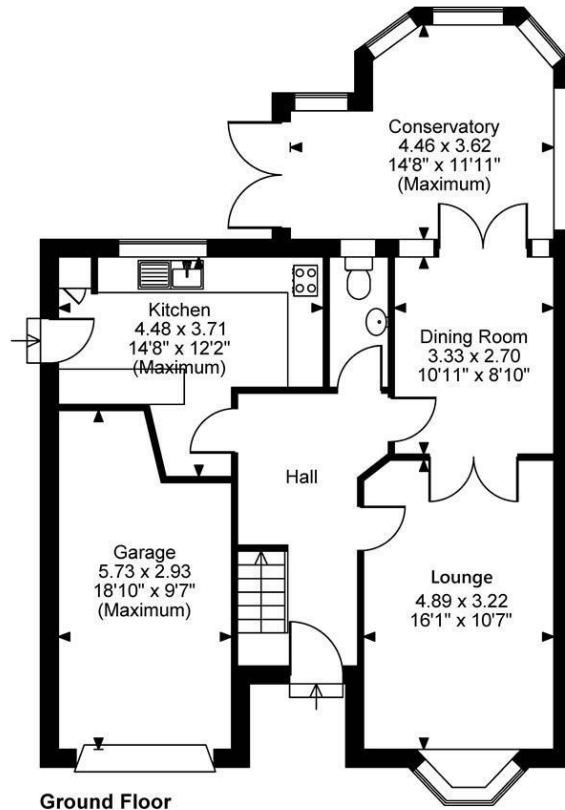
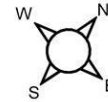
Leave Maidstone on the A26 Tonbridge Road and proceed towards Barming. Turn right into Oakwood Road which gives access to Penny Cress Gardens on the right hand side.

#### Energy Efficiency Rating

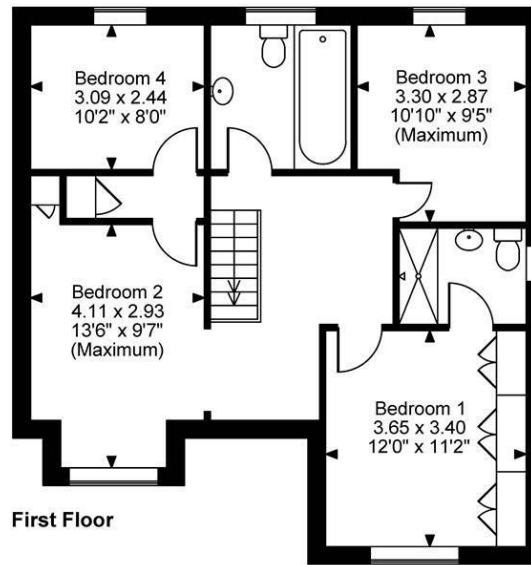
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Penny Cress Gardens, Maidstone, Kent**  
**Approximate Gross Internal Area**  
**Main House = 1403 Sq Ft/130 Sq M**  
**Garage = 163 Sq Ft/15 Sq M**  
**Total = 1566 Sq Ft/145 Sq M**



**Ground Floor**



**First Floor**

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

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