



**St. Francis Close, Penenden Heath, Maidstone, Kent, ME14 2FR**  
**Offers In The Region Of £825,000**



The property is situated in a delightful cul-de-sac setting in one of Maidstone's most popular residential areas. Penenden Heath lies on the northern outskirts of the town and offers excellent local amenities. The county town itself provides a wide range of shopping, educational and social facilities. There is very easy access to the M20 motorway providing fast travel to London and the Kent coastline.

The property comprises a beautifully presented five bedroom detached family house finished to a very high specification, which has been subject to considerable expenditure by our client, including a newly installed kitchen and shower room. The accommodation is arranged on two floors, with a lovely south-east facing garden including a hot tub. An added benefit to the house is recently installed shutters to all the windows. Internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street Office 01622 756703. Tenure: Freehold. EPC Rating: C. Council Tax Band: G.



#### GROUND FLOOR:

Double glazed entrance door to ...

#### Entrance Hall

Oak flooring. Understairs cupboard. Glazed panelled double doors opening to the lounge.

#### Cloakroom

Low-level WC. Pedestal wash hand basin. Double glazed window. Oak flooring.

#### Sitting Room

A beautifully principal room with double glazed window to the front elevation. Attractive central fireplace with fitted coal effect fire. Four wall lights. Glazed panelled double doors opening to the kitchen/diner. Further glazed double doors opening to ...

#### Conservatory

Tiled flooring. Fitted blinds. Two wall lights. Double glazed double doors opening to the garden terrace.

#### Snug/Family Room

Double glazed window to the front elevation.

#### Kitchen/Diner

A magnificent room. The KITCHEN area having been recently installed to a very high specification. Extensive granite work surfaces with cupboards, drawers and space beneath. Inset single drainer sink unit with mixer tap. Bosch dishwasher. Four-ring induction hob with extractor fan, AEG double oven. Range of wall cupboards. Built in fridge/freezer. Wine rack and wine cooler. Breakfast bar. Double glazed double doors opening to the garden terrace. Door to ...

#### Utility Room

Work surface with cupboards and space under. Range of wall cupboards. Wall mounted Worcester gas fired boiler serving

central heating and domestic hot water. Plumbing for washing machine. Double glazed door to side access.

#### FIRST FLOOR:

##### Spacious Landing

Double glazed window to the front elevation. Access to insulated roof space. Airing cupboard housing hot water tank.

##### Principal Bedroom

Double glazed window to the rear elevation. Door to ...

##### Walk-in Wardrobe Room

Fully fitted to both sides. Double glazed window to side access.

##### Luxury En-suite Shower Room

Shower cubicle with thermostatically controlled shower. Low-level WC. Wash hand basin in vanity unit with cupboards under. Chrome heated towel rail. Extractor fan. Inset ceiling lighting. Tiled walls. Tiled flooring. Mirror with lighting. Shaver point. Double glazed window to rear elevation.

##### Bedroom 2

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

##### Bedroom 3

Double glazed window to the rear elevation.

##### Bedroom 4

Double glazed window to the front elevation. Range of mirror fronted wardrobe cupboards.

##### Bedroom 5

Double glazed window to the rear elevation.

##### Family Bathroom

Panelled bath with mixer tap and shower attachment. Low-level WC. Pedestal wash hand basin. Chrome heated towel rail. Part tiled walls. Wall mirror. Extractor fan. Tiled flooring. Shaver point.

#### EXTERNALLY:

The front garden is laid to lawn with flower borders. A driveway provides parking and gives access to ATTACHED DOUBLE GARAGE with two separate up and over doors. Personal door. Power and light. Delightful south-east facing garden. Immediately behind the house is a paved terrace with electronically operated awning. Further terrace with hot tub. The gardens themselves are laid to lawn with well stocked flower borders.

#### VIEWING

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

#### DIRECTIONS

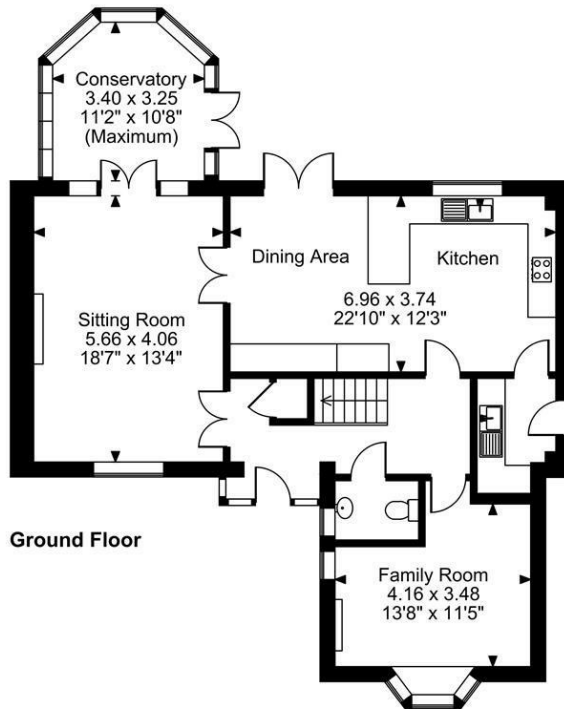
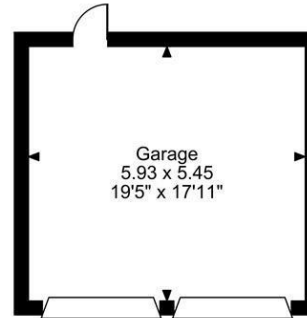
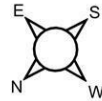
Leave Maidstone on the A249 Sittingbourne Road and proceed to the Chiltern Hundreds roundabout. Turn left into Penenden Heath Road, immediately left into Heathfield Road. Continue on before turning left into St Francis Close.

#### Energy Efficiency Rating

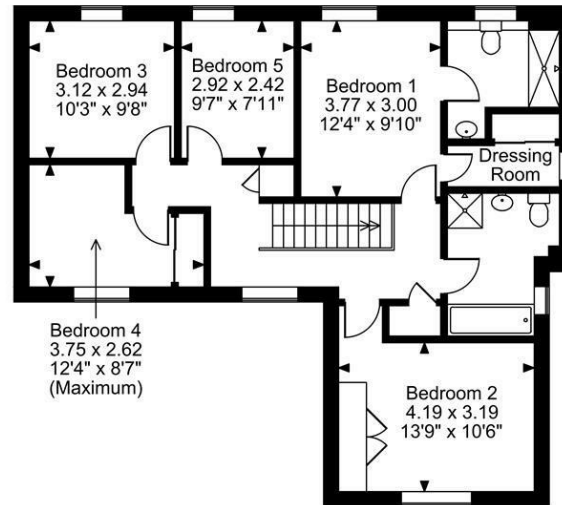
|                                             | Current | Potential               |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</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 |         |                         |
|                                             | 72      | 81                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are whose which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

**St. Francis Close, Penenden Heath, Maidstone**  
**Approximate Gross Internal Area**  
**Main House = 1896 Sq Ft/176 Sq M**  
**Garage = 348 Sq Ft/32 Sq M**  
**Total = 2244 Sq Ft/208 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.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8659699/LCO

