



2 Byron Road
Penenden Heath, Maidstone
ME14 2HA
Guide Price £650,000 – £700,000

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Maidstone
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Description

Great opportunity to purchase this stunning traditionally styled 1930's detached. Set amidst a well established plot with a 150ft road frontage, located in the heart of Penenden Heath. Cleverly extended by the present owners who have been in occupation for the last 25 years. Originally built in 1937 by Godfreys Ltd, with the design incorporating bay windows to most rooms creating a light and spacious interior. Arranged on two floors extending to 1800sq'. Classic black and white neo Tudor design.

Location

Located in this well established and sought after residential position in the heart of Penenden Heath. Penenden Heath has a good selection of local amenities including shops providing for everyday needs, recreational facilities on the heath including tennis, bowls, together with numerous countryside walks, childrens play area and pre-school. The local Sandling school is within a 1/4 of a mile and caters for infants and juniors. Maidstone town centre is regularly accessed by bus services and is 1 mile distant with excellent facilities including two museums, theatre, county library, multi-screen cinemas and shopping facilities and The Mall and Fremlins Walk, together with two railway stations connected to London. There is a wider selection of schools and colleges for older children in and around the town centre. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

Council Tax Band

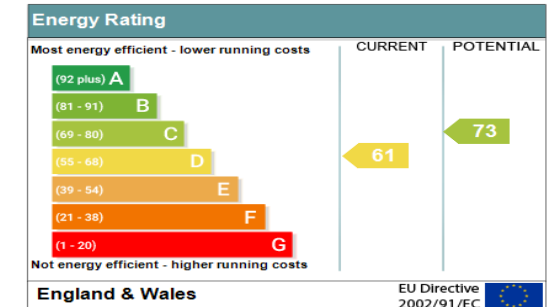
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VIEWINGS STRICTLY BY APPOINTMENT

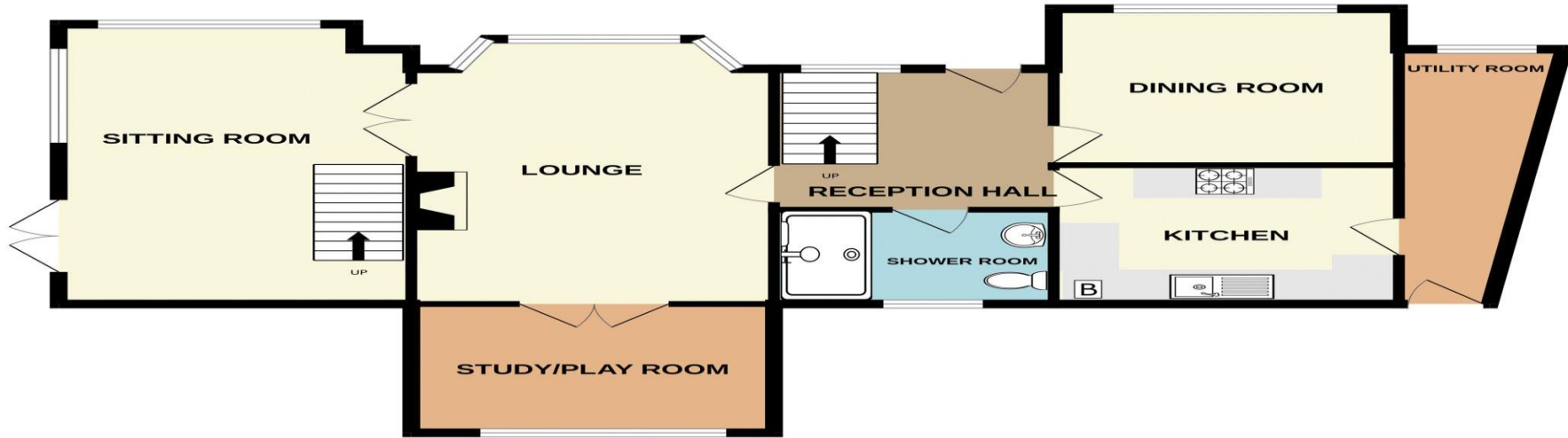
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



Address: 2 Byron Road, Penenden Heath, MAIDSTONE, ME14 2HA
RRN: 0370-2480-2240-2027-2661



GROUND FLOOR
982 sq.ft. (91.2 sq.m.) approx.



1ST FLOOR
819 sq.ft. (76.1 sq.m.) approx.



4 BEDROOM DETACHED

TOTAL FLOOR AREA : 1801 sq.ft. (167.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ON THE GROUND FLOOR

HALLWAY

Studded oak entrance door with blackened furniture. Double radiator. Understairs cupboard housing smart meters for gas and electric. . Oak parquet flooring. Stairs to first floor.

LOUNGE 17' 8" (into bay) x 12' 0" (5.38m x 3.65m)

Bay window to front with fitted vertical blinds - southern aspect. Adams style fireplace with Urns and Swags. Fitted wood burning stove with granite hearth. Wall lights. Double radiator. Door to:-

STUDY AREA 12' 0" x 8' 10" (3.65m x 2.69m)

Window to rear - northern aspect. Double radiator.

SITTING ROOM 19' 2" x 11' 8" (5.84m x 3.55m)

Windows to side and front. Laminate flooring. Double glazed doors to side garden. 2 double radiators. Stairs to bedroom 4.

DINING ROOM 11' 8" x 10' 8" (3.55m x 3.25m)

Window to front with fitted vertical blinds - southern aspect. Double radiator. Oak parquet flooring.

DOWNSTAIRS SHOWER ROOM 9' 3" x 6' 0" (2.82m x 1.83m)

Window to rear. Twin shower cubicle with rainforest shower head. Tiled walls. Low level W.C with concealed cistern. Wash hand basin with chrome mixer tap. Chrome heated towel rail. Radiator.

KITCHEN 11' 5" x 9' 6" (3.48m x 2.89m)

Window to rear overlooking the garden. Fitted with high and low level units with oak door and drawer

fronts and ceramic furniture and complementing granite effect working surfaces. One and half bowl sink with mixer tap. Smeg 5 burner Range cooker, large oven, glass and stainless steel extractor hood above. Cupboard housing gas fired boiler supplying central heating and domestic hot water throughout. Bosch dishwasher. Hotpoint fridge freezer. Mosaic splashback. Glazed display cabinet. Ceramic tiled floor. Glazed door to:-

UTILITY

Double glazed door to garden. Ceramic tiled floor. Window to front. Wall mounted cupboards. Access to roof space. Space for washing machine, tumble dryer and fridge.

ON THE FIRST FLOOR

GALLERIED LANDING

Access to roof space with folding loft ladder. Window to front. Radiator.

BEDROOM 1 18' 9" x 11' 9" (5.71m x 3.58m)

Bay window to front and rear. Radiator. Carpet.

BEDROOM 2 11' 4" x 10' 8" (3.45m x 3.25m)

Window to front. Radiator. Picture rail. Cast iron fireplace with raised basket and decorative cowl. Picture rail.

BEDROOM 3 11' 2" x 11' 0" (max) (3.40m x 3.35m)

Bay window to rear. Fitted wardrobe with sliding doors. Radiator. Carpet

BATHROOM

Window to rear. Half tiled walls. Pedestal wash hand basin. Low level W.C with concealed cistern. Panelled bath with chrome tap and hand shower attachment. Radiator.

BEDROOM 4 18' 10" (into bay) x 7' 8" (5.74m x 2.34m)

Bay window to front and rear. Double radiator. Carpet.

OUTSIDE

The front of the property has a 150ft road frontage with an average depth of 60ft. Lawned area with steps down. Fully fenced boundaries. Stocked with mature shrubs including contorted hazel, climbing rose, buddleia and peony. Small herb garden. Rear garden Patio adjacent to the house. Lawn. Shrubs and trees including Acers, Variegated Laurels, Fig Tree, honeysuckle and potted bamboo. Fully fenced boundaries. Outside tap. Timber garden shed. Side pedestrian access leading to side garden and detached garage. Side garden Paved patio and plum slate outdoor entertaining/seating area. Lawn. Ornamental pond. Silver birch trees providing dappled shade from the southern aspect. Garage measuring 12' x 20' approached by brick paviour driveway providing parking for approximately 4 vehicles.



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