



13 Byron Road
Penenden Heath, Maidstone
ME14 2HA
OIEO £495,000

**13
Byron Road
Penenden Heath
Maidstone
ME14 2HA**



Description

Exceptionally spacious four bedroom detached house located in the ever popular Penenden Heath, a short stroll away from the Heath itself and local amenities and schools. Positioned on an elevated plot with views of the North Downs to the front and a south facing rear garden. Featuring a 24' long lounge diner and a 22' long family room, downstairs cloakroom, kitchen breakfast room and playroom/study. To the first floor there are four good sized bedrooms, principal with en-suite and modern fitted bathroom. The loft room is currently used as a playroom with shower room. Extending in all to just under 2000sq' arranged over three floors, benefitting from GFCH and UPVC double glazed windows and doors. The former garage is now a workshop measuring 14'8 x 10'.

Agents Note: It is considered that this property would achieve £1850 as a monthly rental on an assured short hold tenancy.

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

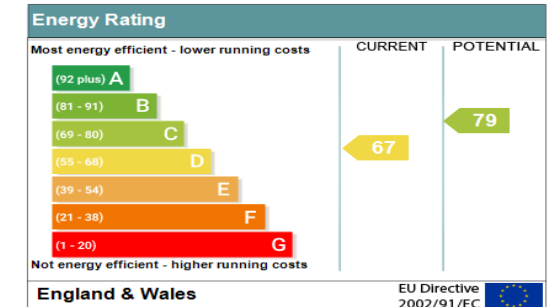
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VIEWINGS STRICTLY BY APPOINTMENT

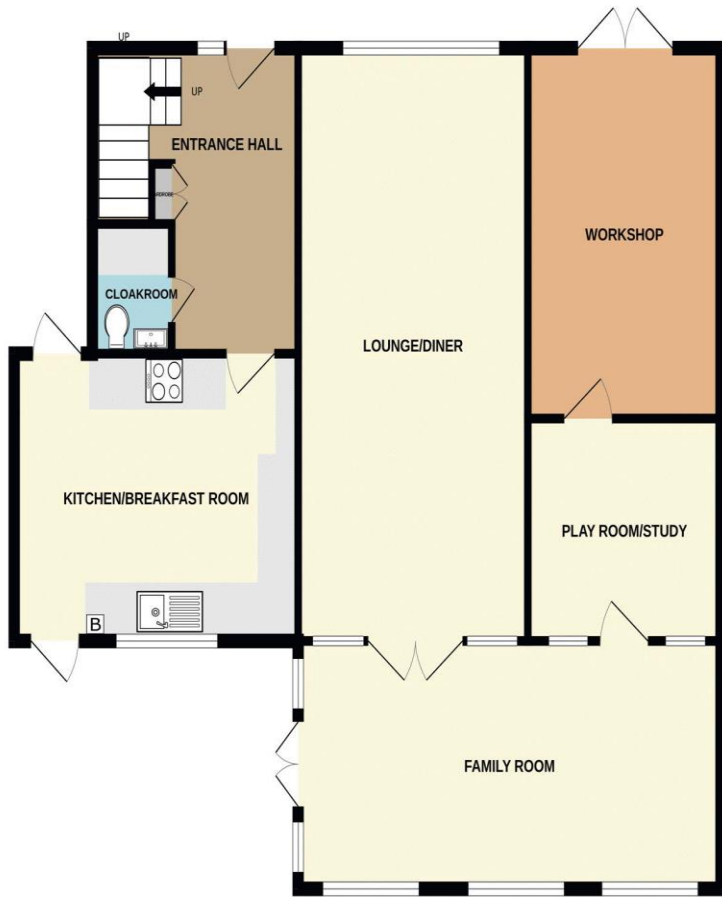
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



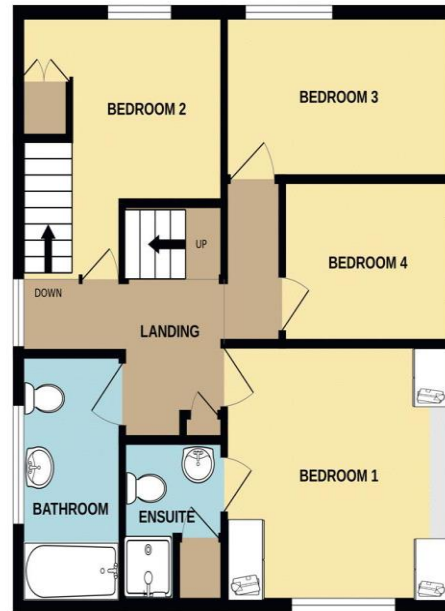
Address: 13 Byron Road, Penenden Heath, MAIDSTONE, ME14 2HA
RRN: 0360-2154-2260-2697-8755



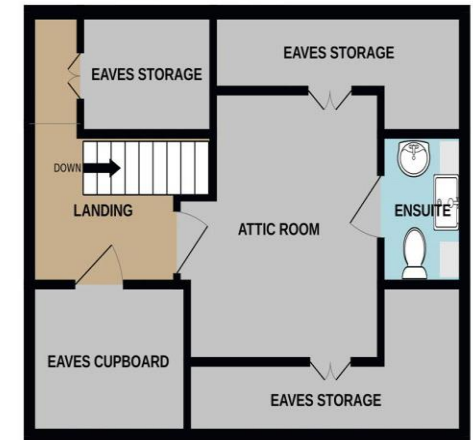
GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.7 sq.m.) approx.



2ND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



4 BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA : 1992 sq.ft. (185.0 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

ENTRANCE HALL

Composite entrance door with glazed side panel. Double radiator. Luxury vinyl flooring. Stairs to first floor. Cloaks cupboard.

DOWNSTAIRS W.C

Low level W.C with concealed cistern. Window to side. Counter top wash hand basin with chrome mixer tap. Chromium heated towel rail. Extractor fan. Understairs storage cupboard. Plumbing for washing machine and space for tumble dryer.

LOUNGE/DINER 24' 0" x 12' 0" (7.31m x 3.65m)

Window to front. Feature fireplace, wood surround and marble effect hearth with fitted wood burning stove. 2 double radiators. Luxury vinyl flooring. Picture rail. Double glazed doors to:-

FAMILY/DINING ROOM 22' 1" x 10' 0" (6.73m x 3.05m)

Timber framed with heat guard polycarbonate roof with plasterboard ceiling. 3 windows to rear with fitted roller blinds. High and low solid oak units and worktops. Double glazed doors to side giving access to the garden. Double glazed door to:-

PLAY ROOM/STUDY 10' 0" x 8' 10" (3.05m x 2.69m)

Windows to family dining room and door to workshop.

KITCHEN/BREAKFAST ROOM 14' 10" x 10' 9" (4.52m x 3.27m)

Fitted with a range of high and low level shaker style units with solid oak door and drawer fronts. Complementing working surfaces. Breakfast bar. Under cupboard lighting and kickboard lighting. 2 built in Neff ovens. 4 burner induction hob with concealed extractor hood above. Metro style tiles. Space for fridge and freezer. Space for dishwasher and washing machine. Cupboard housing Alpha gas fired boiler.

One and half bowl black acrylic sink with chrome mixer tap and waste disposal. Window to rear. Luxury vinyl tile flooring. Double radiator. Door to rear garden and door to front/side access. Recessed downlighters.

ON THE FIRST FLOOR

LANDING

Window to side. Air conditioning unit. Stairs to Loft Room.

BEDROOM 1 12' 0" x 11' 4" (3.65m x 3.45m)

Window to rear southern aspect. Radiator. Range of fitted wardrobes with overhead storage. Built in wardrobe cupboard.

BEDROOM 2 10' 10" (narrowing to 8') x 7' 5" (3.30m x 2.26m)

Window to front with fitted roller blinds offering stunning views over the North Downs. Single and double radiator. Recess with built in wardrobe and drawers beneath. Carpet.

BEDROOM 3 12' 0" x 6' 9" (3.65m x 2.06m)

Window to front with fitted roller blinds. Radiator. Carpet.

BEDROOM 4 9' 0" x 6' 8" (2.74m x 2.03m)

Window to side. Carpet. Double radiator.

EN-SUITE SHOWER

Low level W.C. Pedestal wash hand basin. Marble tiled walls. Shower cubicle with Aqualisa thermostatically controlled shower with bifolding glass door. Airing cupboard with shelving. Chromium heated towel rail. Extractor fan. Luxury vinyl tile flooring. Recessed downlighters.

BATHROOM

Window to side. White suite comprising bath with shower over, thermostatically controlled shower with *folding screen*. Pedestal wash hand basin, low level W.C. Marble tiled walls with decorative mosaic. Chromium heated towel rail. Luxury vinyl flooring. Recessed downlighters.

ON THE SECOND FLOOR

LANDING

Eaves storage cupboard. Walk in eaves storage cupboard and wall lights.

ATTIC ROOM (CURRENTLY USED AS A PLAYROOM) 11' 0" x 10' 0" (narrowing to 8'9) (3.35m x 3.05m)

Velux window to front and rear with fitted roller blinds. Double radiator. 2 eaves storage cupboards.

EN-SUITE SHOWER

Shower cubicle with thermostatically controlled shower, bifolding shower screen. Low level W.C. Wall hung wash hand basin with tiled splashback.

OUTSIDE

To the front of the property there is a landscaped front garden with gradual slope to front door. Shrub borders with decorative plum slate and retaining walls. Parking for 3 vehicles. Double doors to attached workshop measuring 14'8 x 10' with electric light and power. The rear garden measures 75' long x 40' wide. Patio adjacent to the house. Shallow steps to lawn area with brick retaining wall. Decorative plum slate. Conifer screening to the rear. Fenced boundaries. Timber log store. Extensive lawn area edged with railway sleepers creating flower beds and shrub borders. Laurel hedging. Mature tree. Timber garden shed. Outside lighting. South west facing.

Directions

From our Penenden Heath office proceed in a southerly direction into Boxley Road, taking the second turning on the right into Byron Road. The property will be found half way along on the left hand side.



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