



**3 Bannister Road
Penenden Heath, Maidstone
ME14 2JY
£375,000 - £400,000**

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Maidstone
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Description

Sought after 1950's semi-detached family house non estate located in this quiet cul de sac in Penenden Heath. Extended to the front providing a larger entrance hallway and downstairs cloakroom. In addition, there is a good sized kitchen and a 22' lounge/diner. To the first floor there are 3 good sized bedrooms and a family shower room. Extending in all to just over 1000sq', benefitting from gas fired central heating by radiators and UPVC double glazed windows and doors. Agents Note: It is considered that this property would achieve £1350 as a monthly rental on an assured short hold tenancy.

Location

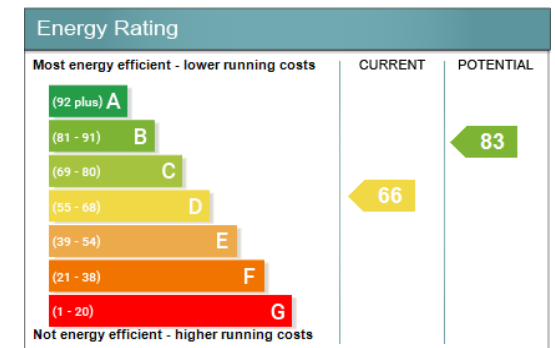
Situated in this well established and sought after residential position on the northern outskirts of the town. Penenden Heath offers a good selection of local amenities including shops providing for everyday needs together with recreational facilities on the Heath including tennis, bowls and numerous countryside walks. There are two railway stations connected to London. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

Council Tax Band

D

VIEWINGS STRICTLY BY APPOINTMENT

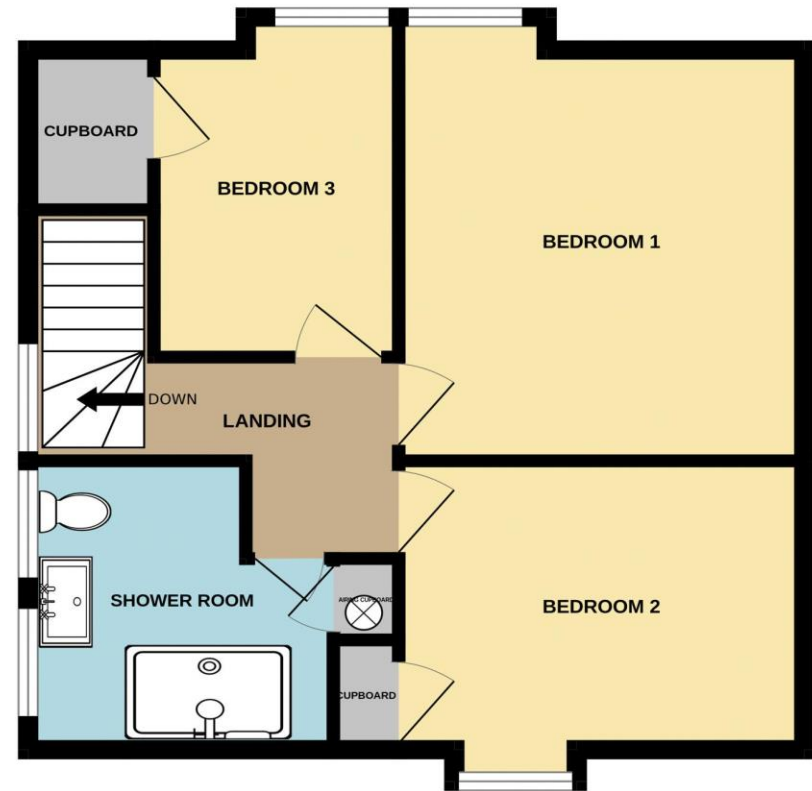
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



3 BEDROOM SEMI-DETACHED

TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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 decorative glazed panels. High level window to side. Radiator within decorative cover. Understairs cupboard.

CLOAKROOM

Window to front. Fully tiled walls with glass mosaic border. Vanity wash hand basin with mixer tap. Low level W.C Chromium plated heated towel rail. High level window to side. Extractor fan. ceramic tiled floor.

LOUNGE/DINER 22' 0" x 11' 8" (6.70m x 3.55m)

Picture window to front. Double radiator. Wall cupboards. UPVC double glazed casement doors leading to the garden with glazed side panels. Wood effect ceramic tiled floor.

KITCHEN 11' 11" x 10' 1" (3.63m x 3.07m)

Fitted kitchen with a range of low level units having sage shaker style door and drawer fronts. Integrated wine rack. Woodblock effect working surfaces with 1/2 height panelled walls. Acrylic one and half bowl sink with mixer tap. Integrated Zanussi oven, 4 burner gas hob over with tiled splashback. Integrated dishwasher. Plumbing for washing machine and space for fridge freezer. Built in larder storage cupboard with window to side. Wall mounted Worcester gas fired boiler supplying central heating and domestic hot water throughout. Window to rear, overlooking the garden. Ceramic tiled floor. Recessed downlighters. UPVC glazed door leading to the garden.

ON THE FIRST FLOOR

LANDING

Window to side - south west aspect. Access to roof space.

BEDROOM 1 13' 7" x 11' 9" (4.14m x 3.58m)

Window to front - north west aspect. Radiator. Carpet.

BEDROOM 2 11' 9" x 9' 10" (3.58m x 2.99m)

Window to rear - south eastern aspect. Built in wardrobe cupboard. Radiator. Carpet.

BEDROOM 3 10' 5" x 7' 1" (3.17m x 2.16m)

Window to front - north west aspect. Built in cupboard. Radiator. Laminate flooring.

SHOWER ROOM

Contemporary style suite comprising walk in shower with shatterproof plate glass screen, Aqualisa shower and aqua boarding to wall. Low level W.C. Wall hung wash hand basin with mixer tap and drawers beneath. Metro style tiled splashback. Chromium plated heated towel rail. Built in airing cupboard with water cylinder and shelving. Wood effect ceramic tiled floor. Window to side. Extractor fan.

OUTSIDE

To the front of the property is a driveway for parking two vehicles. Low maintenance garden with dwarf boundary wall and magnolia tree. The rear garden has a south eastern aspect which is tiered with the lower having a cobbled style patio area, shallow steps to a formal patio area with fenced border. Further steps leading to a lawned area, shrub borders, timber garden shed.

Directions

From Penenden Heath shopping parade proceed in a westerly direction into Sandling Lane taking the third turning on the left into The Hedges a continuation of which is Hillary Road, taking the first turning on the right into Bannister Road, the property will be found a short distance along on the left as indicated by our signboard.



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