



18 Bannister Road
Penenden Heath, Maidstone
ME14 2JZ
Guide Price £425,000 -£450,000

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Maidstone
ME14 2JZ**

Beautifully presented and exceptionally spacious semi detached chalet bungalow



Description

Beautifully presented and exceptionally spacious semi detached chalet bungalow, set amidst a large plot with ample off road parking in a most impressive gravel driveway with parking and turning for numerous vehicles. There is also rear vehicular access to the plot with a garage, a portion of which is currently used as a home office. The property's accommodation is arranged on two floors and extends to 1250 square feet, featuring three bedrooms, two separate living rooms, sun lounge and a kitchen/breakfast room, together with a well fitted bathroom. The introduction by the vendor of oak wood laminate throughout has added a contemporary feel to the whole of the ground floor. Located in this non estate position backing onto woodland with playing fields beyond set well back from the road with a 60ft front garden.

Location

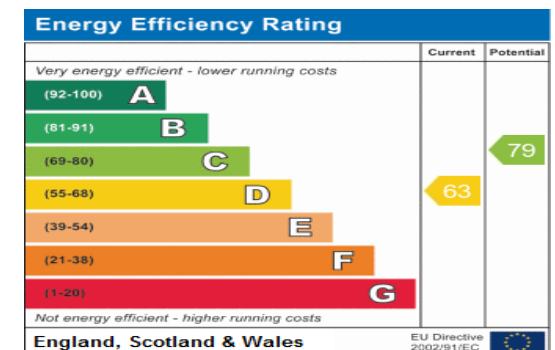
The Penenden Heath area is highly sought after and is renowned as being well established with local shops providing for everyday needs and recreational facilities on The Heath including Tennis, Bowls, together with numerous countryside walks, childrens play area and pre school. Educationally the area is well served with the local Sandling and Northborough and St Pauls catering for infants and juniors. Maidstone town centre is approximately one mile distant and offers a more comprehensive selection of amenities including two museums, theatre, county library, multi-screen cinema and 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

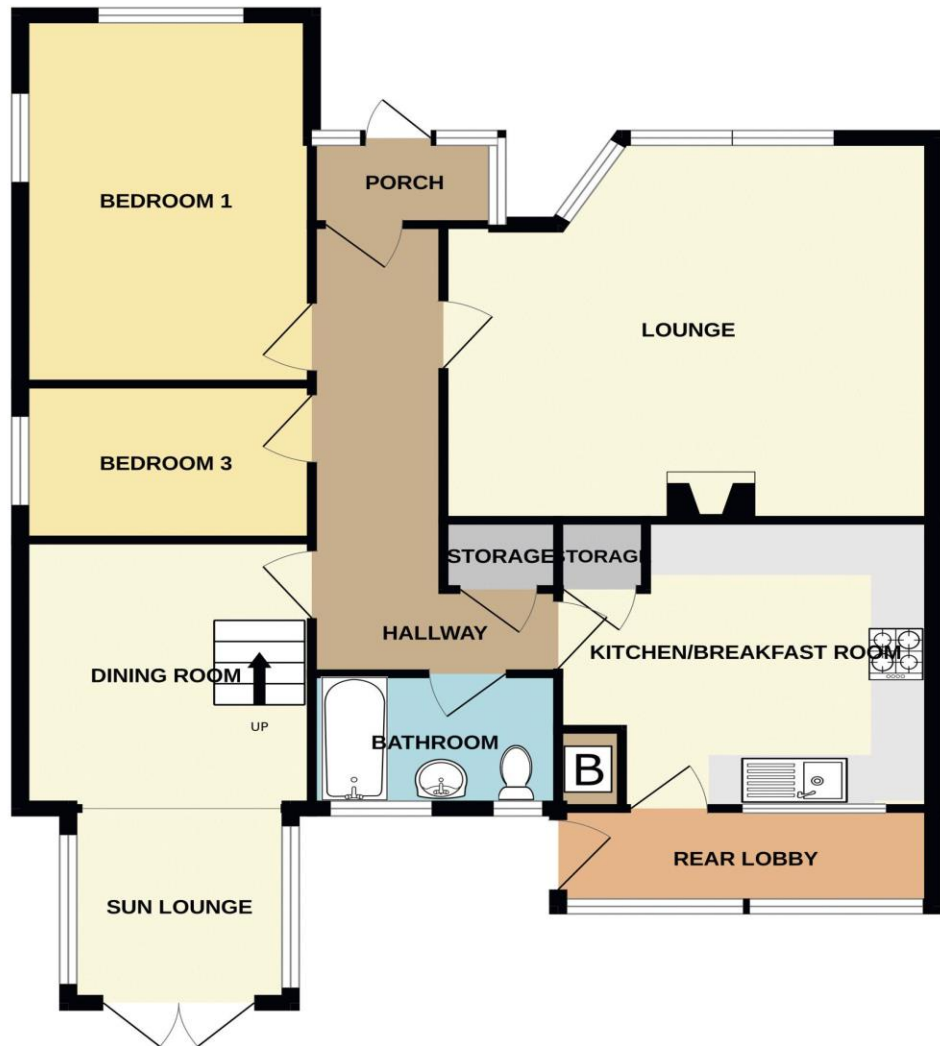
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VIEWINGS STRICTLY BY APPOINTMENT

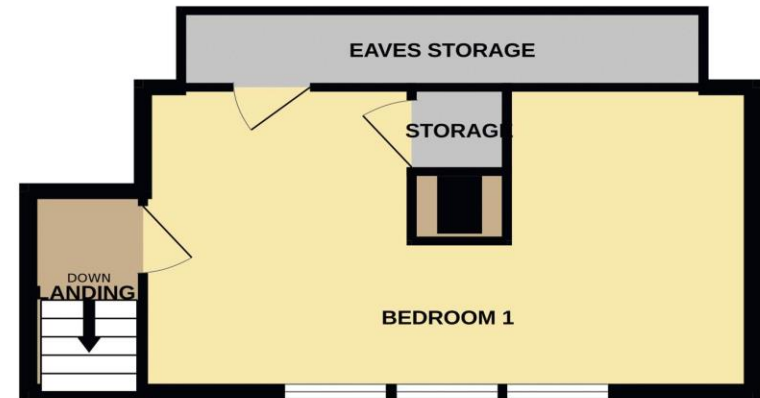
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



GROUND FLOOR
870 sq.ft. (80.8 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 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 PORCH

Glazed entrance door with UPVC glazed panel.

ENTRANCE HALL

Radiator. Built-in storage cupboard.

LOUNGE 15' 8" x 13' 0" (4.77m x 3.96m)

Bay window to front affording a south eastern aspect. Radiator. Timber fire surround with inset marble. Raised hearth. Recessed low voltage lighting.

DINING ROOM 10' 5" x 10' 5" (3.17m x 3.17m)

Radiator. Open staircase to first floor. Wide access to:

SUN LOUNGE 8' 2" x 7' 7" (2.49m x 2.31m)

Picture window to side affording a south western aspect with double casement doors providing access to the rear garden.

KITCHEN/BREAKFAST ROOM 11' 8" x 11' 0" (3.55m x 3.35m)

Comprehensively fitted with a contemporary range of units having white door and drawer fronts with stainless steel fittings and complementing granite effect working surfaces comprising: 1 1/2 bowl grey acrylic sink with chromium mixer tap, cupboards under. Range of high and low level cupboards with working surfaces incorporating four burner hob with extractor hood above and oven beneath. Plumbing for automatic washing machine. Space for American fridge/freezer. Built-in storage cupboard. Double radiator. Wall mounted Vaillant gas fired combination

boiler supplying central heating and domestic hot water throughout. Window and glazed door to:

REAR LOBBY/UTILITY ROOM 12' 3" x 4' 3" (3.73m x 1.29m)

Vent for tumble dryer. Vinyl flooring. UPVC framed glazed door to garden.

BATHROOM

Beautifully fitted white contemporary suite comprising: panelled bath with chrome mixer tap. Separate Triton electric shower over with folding shower screen. Wash hand basin with mixer tap. Low level W.C. Tiled splashbacks, fully tiled around bath area. Ceramic tiled floor. Chromium plated heated towel rail. two windows to rear.

BEDROOM 1 13' 9" x 10' 5" (4.19m x 3.17m)

Window to front affording a south/eastern aspect. Double radiator. Recessed spot lighting.

BEDROOM 3 10' 4" x 5' 10" (3.15m x 1.78m)

Window to side. Radiator. Recessed spot lighting.

ON THE FIRST FLOOR

SMALL LANDING

BEDROOM 2 19' 9" x 11' 9" (6.02m x 3.58m)

Large dormer window overlooking rear garden with views over adjacent woodland and playing fields beyond. Two double radiators. Eaves storage cupboard. Built-in storage cupboard.

OUTSIDE

The front garden is a particular feature of the property which has been delightfully landscaped with an impressive gravel driveway providing parking for numerous vehicles. Lawned area with mature magnolia. Fenced boundaries. raised planters formed from railway sleepers with outside lighting. Side pedestrian access.

GARDEN

The rear garden is pleasantly secluded and extends to approximately 40ft. Patio area adjacent to house. Raised bed, well stocked with shrubs. Lawned area. Old summer house. Detached concrete sectional double garage (17' x 16') which incorporates a well fitted home office, dry lined with two UPVC windows. Light and power. Internet connection. Extensive work station measuring 14' x 7'9 with door to the remaining portion of the former garage which is used as a storage area with automatic roller shutter door. Approached by rear vehicular access from a service road beyond which is an area of Woodland owned by the property.

Directions

From our Penenden Heath office proceed in a westerly direction into Sandling Lane, taking the third turning on the left into The Hedges, taking the first turning on the right into Bannister Road. The property will found a short distance along on the right hand side as indicated by our signboard.



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