



**5 Downs Close
Penenden Heath, Maidstone
ME14 2JE
£400,000 - £425,000**

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Maidstone
ME14 2JE



Description

Exceptional semi detached chalet, built by Sterling Homes in the 1950s occupying a delightful corner plot, south facing, ideal for outside entertaining, the stylish interior must be viewed to be appreciated. From the moment the threshold is crossed the continuous flooring conveys open spaces leading to well decorated cosy rooms. Arranged on two floors extending to just under 1,000 sq ft. 80' by 75' stunning rear garden, beautifully landscaped and well stocked with shrubs. Three good bedrooms, two separate reception rooms, fitted kitchen with appliances and a contemporary bathroom, restricted drive and garage. Sold with no chain.

Location

Located in the a cul-de-sac in the heart of Penenden Heath, with it's good selection of local amenities which include shops providing for everyday needs together with recreational facilities on the Heath including tennis, bowls together with numerous countryside walks, children's play area and pre-school. The local Sandling School is within two hundred metres and caters for infants and juniors. Maidstone town centre is some one mile distant and offers a more comprehensive selection of amenities including excellent shopping facilities at Fremlins Walk and the Mall, together with two museums theatre, multi-screen cinema and a wider selection of schools for older children. Mote Park is also within a mile and has 450 acres, boating lake, leisure centre and municipal swimming pool. 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

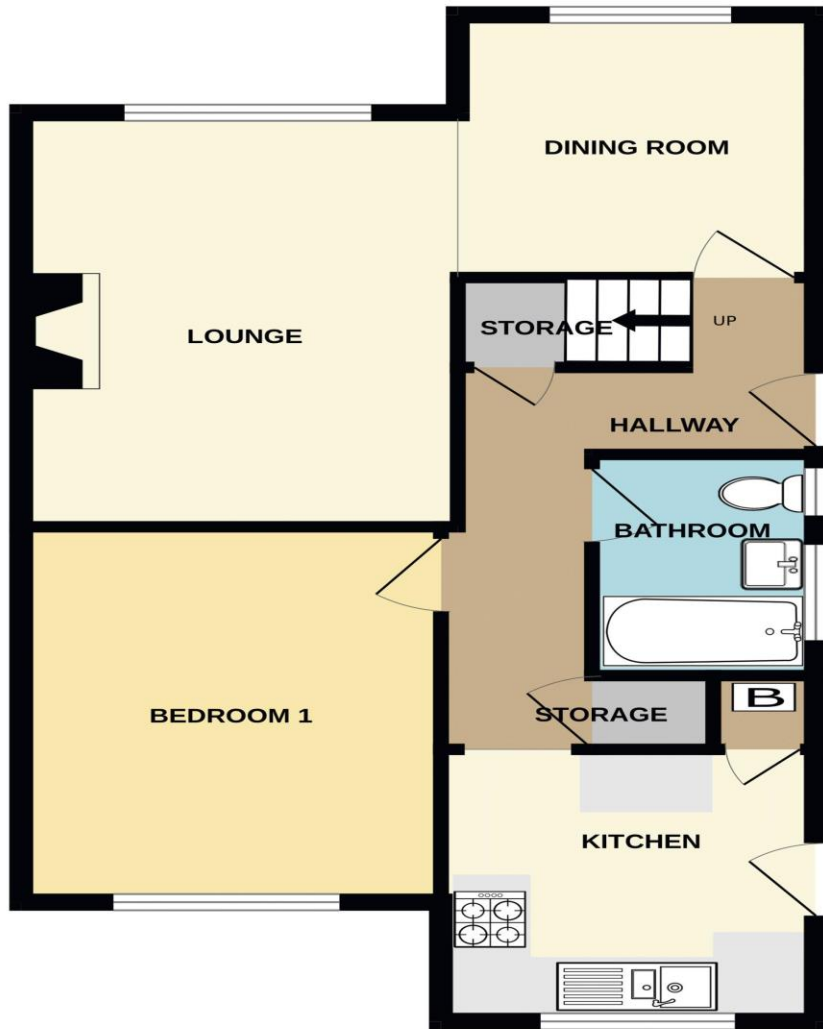
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



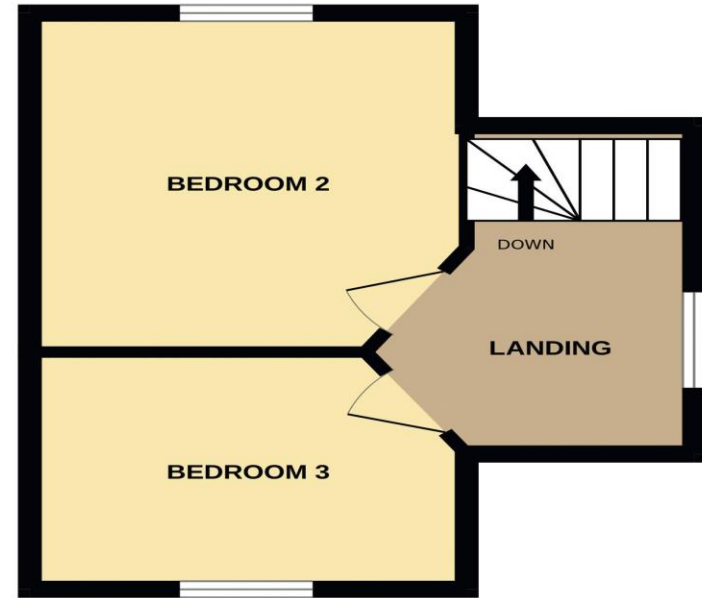
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
5 Downs Close, Penenden Heath, ME14 2JE

GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 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

L-SHAPED ENTRANCE HALL

Half glazed UVPC entrance door, stained glass side panel, continuous wood laminate flooring, staircase to first floor with decorative timber balustrade, understairs cupboard, radiator, built-in storage cupboard.

DINING ROOM 9' 1" x 8' 10" (2.77m x 2.69m)

Window to front, radiator, continuous laminate flooring, wide access to:

LOUNGE 14' 3" x 10' 10" (4.34m x 3.30m)

Continuous laminate flooring, window to front, radiator, fully working natural brick fireplace with raised hearth, open grate.

KITCHEN 9' 4" x 8' 8" (2.84m x 2.64m)

Fitted with units, having stainless steel fittings and solid oak block working surfaces, one and a half bowl stainless steel sink, mixer tap, four burner gas hob with extractor hood above and oven beneath. Wine rack, metro tiling, ceramic tiled floor, double aspect windows, featuring a picture window overlooking rear garden, western aspect. Built-in cupboard housing gas fired boiler supplying central heating and hot water throughout, glazed door to side.

BATHROOM

White contemporary suite, panelled bath with mixer tap and shower over, glass shower screen, hung wash hand basin with mixer tap, wc, extractor fan, ceramic tiled floor and matching half tiled walls, fully

tiled around the bath. Two windows to side affording a southern aspect, radiator.

BEDROOM 1 12' 11" x 10' 4" (3.93m x 3.15m)

Continuous laminate flooring, window to rear, western aspect, radiator.

ON THE FIRST FLOOR

LANDING

Window to side affording a southern aspect, with fitted blinds, timber balustrade, built-in storage cupboard.

BEDROOM 2 11' 8" x 11' 0" (3.55m x 3.35m)

Dormer window enjoying an eastern aspect, radiator.

BEDROOM 3 10' 11" x 8' 3" (3.32m x 2.51m)

Dormer window to rear, western aspect, radiator, built-in linen cupboard.

OUTSIDE

To the front of the property is a restricted driveway with double timber gates, leading to a detached garage measuring 16' by 8' with up and over entry door, light and power, personal door and window. Deep bed with Mediterranean grasses and shrubs, tulips. The property stands amidst a substantial corner plot measuring 80' by 75', fully fenced and inclined to the south with an attractive timber deck adjacent to house, ideal for outside entertaining. With lawned area and stepping stones, leading to a raised patio ideal for sundowners. The gardens are proliferated with mature shrubs with interesting areas for children to explore.

Directions

From our Penenden Heath Office proceed in a westerly direction into Sandling Lane, taking the first turning on the right hand side into Downsview Road, follow the road and Downs Close will be found on the left hand side. The property will be found at the end of the cul-de-sac on the left as indicated by our sign board.



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