



**162 Boxley Road
Penenden Heath, Maidstone
ME14 2HE
Guide £475,000 - £500,000**

162
Boxley Road
Penenden Heath
Maidstone
ME14 2HE



Description

We are delighted to offer this detached family with no forward chain. The adaptable accommodation is arranged on two floors and extends to 1331 square feet with gas heating and double glazing, integral garage with double width driveway, 35' x 50' rear garden. Popular non-estate position 1/4 mile from the heath, this is a much loved family home, original owners from new.

Location

Situated in this fine non-estate position on the northern outskirts of the town in the sought after Penenden Heath area of Maidstone with its selection of shops providing for everyday needs and recreational facilities on the Heath including tennis, bowls, numerous countryside walks, a children's play area and pre-school. Educationally the area is well served with the local Sandling and St Paul's schools catering for infants and juniors. Maidstone town centre is approximately three quarters of a mile distant and offers a most comprehensive selection of amenities including Fremlin Walk shopping area, a wide selection of pubs, clubs and restaurants, two museums, theatre, county library and two railway stations connected to London. There is a wider selection of schools in and around the town centre for older children. 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

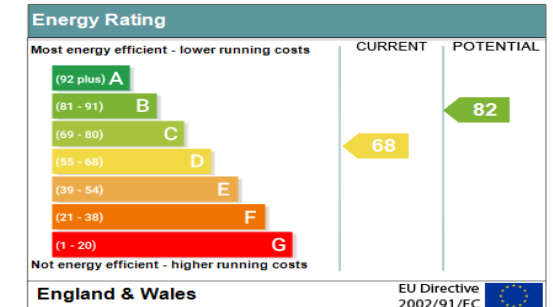
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VIEWINGS STRICTLY BY APPOINTMENT

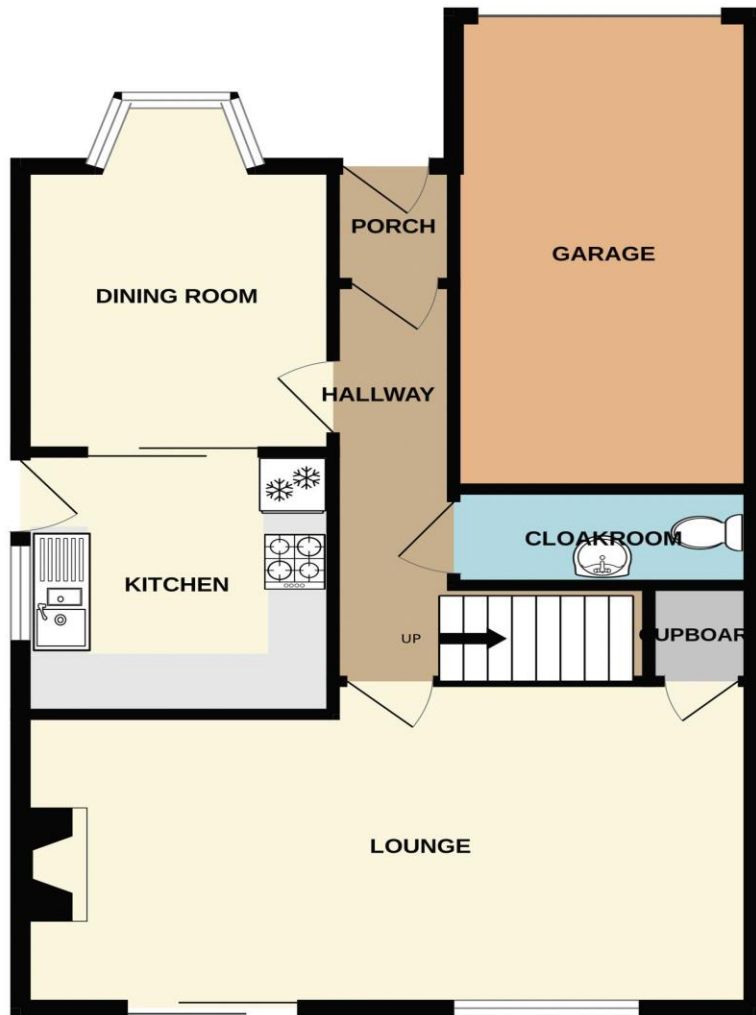
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



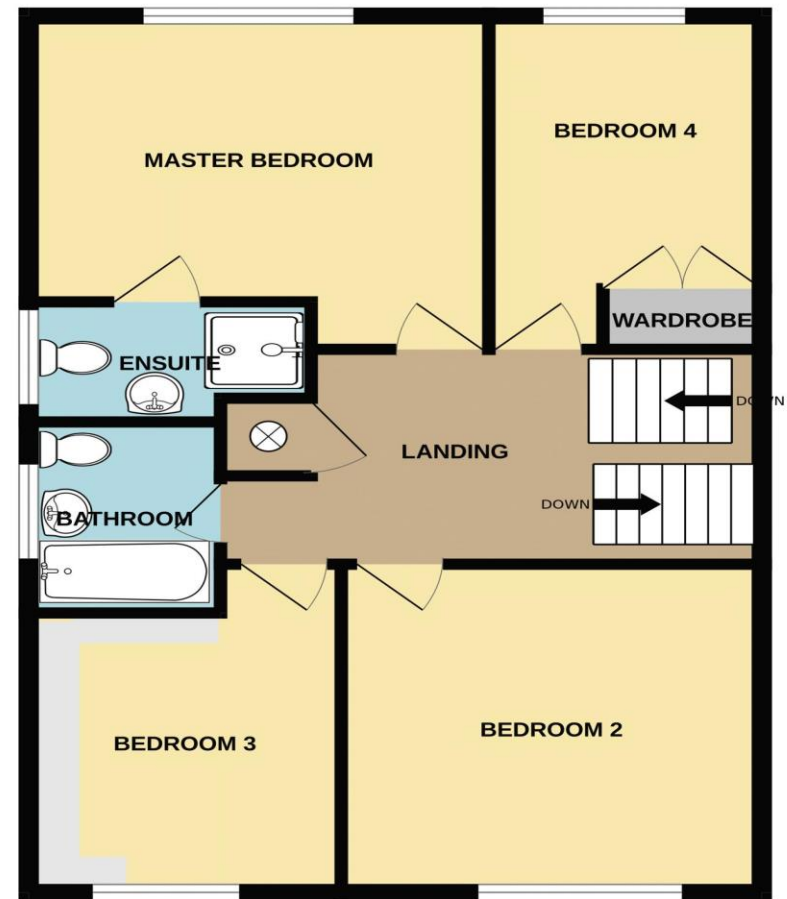
Address: 162 Boxley Road, Penenden Heath, MAIDSTONE, ME14 2HE
RRN:



GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1331 sq.ft. (123.6 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

Half glazed hardwood entrance door.

ENTRANCE HALL 20' 0" x 0' 0" (6.09m x 0.00m)

Staircase to first floor, cloakroom

CLOAKROOM

White contemporary suite, wash hand basin, mixer tap, cupboard under, low level WC, radiator, tiled splashback, window to side.

LOUNGE 21' 4" x 11' 5" (6.50m x 3.48m)

Marble fire surround, double radiator, window and double glazed sliding patio door to rear garden affording a South-Eastern aspect

DINING ROOM 12' 2" into bay x 9' 1" (3.71m x 2.77m)

Deep oriel bay window, Western aspect, radiator, sliding doors to:

KITCHEN 9' 2" x 9' 1" (2.79m x 2.77m)

Fitted with units, having white and door and drawer units, acrylic sink, chrome mixer tap, space for cooker, extractor hood. Plumbing for washing machine, tiled flooring, door and window to side.

ON THE FIRST FLOOR

LANDING

Access to loft space, built in linen cupboard.

BEDROOM 1 12' 8" x 13' 0" (3.86m x 3.96m)

Window to front, Western aspect, radiator.

ENSUITE SHOWER ROOM

White suite, shower cubicle, hand basin, cupboard under, WC, ceramic tiled floor and splashbacks.

BEDROOM 2 12' 0" x 11' 6" (3.65m x 3.50m)

Window to rear, south-eastern aspect, radiator.

BEDROOM 3 11' 8" x 9' 0" (3.55m x 2.74m)

Window to rear, South-Eastern aspect, radiator.

BEDROOM 4 12' 4" x 7' 10" (3.76m x 2.39m)

Double built in wardrobe cupboard, radiator, window to front, western aspect.

BATHROOM

Panelled bath, hand basin, low level WC, fully tiled walls, radiator, window to side, southern aspect.

OUTSIDE

To the front of the property is a double width driveway providing parking for several vehicles, leading to partly integral garage, 16'7 x 8' with automatic shutter roller door, personal door, light and power, Worcester gas fired boiler for central heating and domestic hot water. Side Pedestrian access. The rear garden measures 35' x 50' widening at the rear, paved with shrubs enjoying a South Eastern aspect, summer house, garden shed to side.

Directions

From our Penenden Heath Office proceed in a southerly direction into Boxley Road and the property will be found a short distance along on the left hand side as indicated by our sign board.



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