



77 Hillary Road  
Penenden Heath, Maidstone  
ME14 2JU

Guide Price £375,000 to £400,000

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Maidstone  
ME14 2JU**



## Description

Beautifully presented and extended family home located in this non estate position close to schools and amenities. Featuring conservatory opening onto the garden enjoying a south eastern aspect, with full width cladded garden room at the rear with fabulous seating area with pergola for outside entertaining, parking to the front for two vehicles and garage to the rear with vehicular access. Arranged over two floors extending in all to over 1200sq', benefitting from gas fired central heating and UPVC windows and doors. Vendor have submitted a planning permission for a 2 storey extension at the rear which has been granted. Agents Note: It is considered that this property would achieve £1350 as a monthly rental on an assured short hold tenancy.

## Location

Located in this fine non estate position in the popular Penenden Heath suburb of north Maidstone being highly sought after, well established with a good selection of local amenities which include shops on the parade overlooking The Heath providing for everyday needs together with recreational facilities including tennis, bowls and numerous countryside walks, childrens play area and pre school. The local Sandling school, which is within a 1/4 of a mile caters for infants and juniors and is highly regarded. Maidstone town centre is some 1 1/4 miles distant and offers a more comprehensive selection of amenities including two railway stations connected to London, County library, two museums, theatre and a selection of schools and colleges for older children. To the east of the town is Mote park with its 450 acres, boating lake, leisure centre and municipal swimming pool. 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

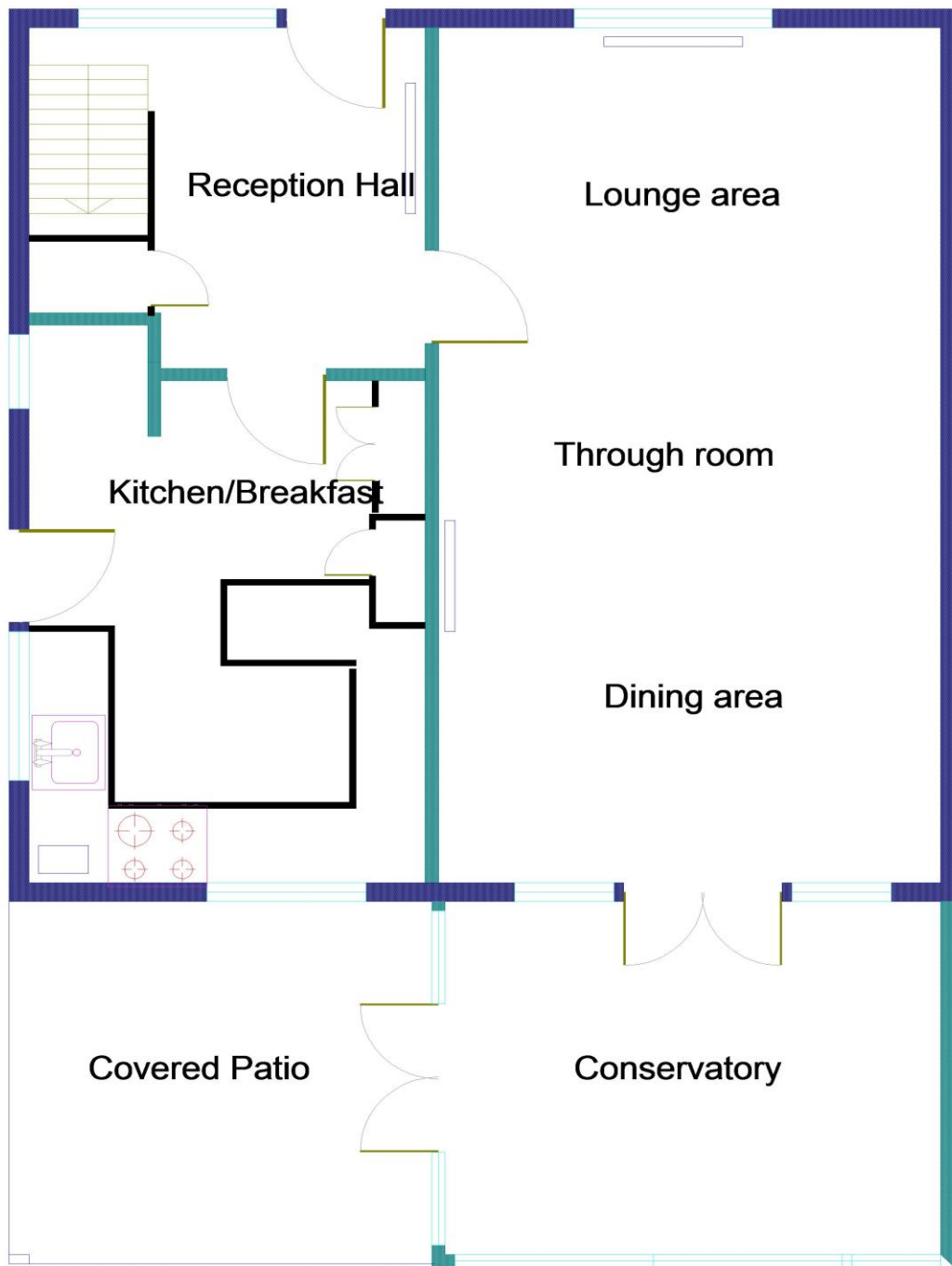
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## VIEWINGS STRICTLY BY APPOINTMENT

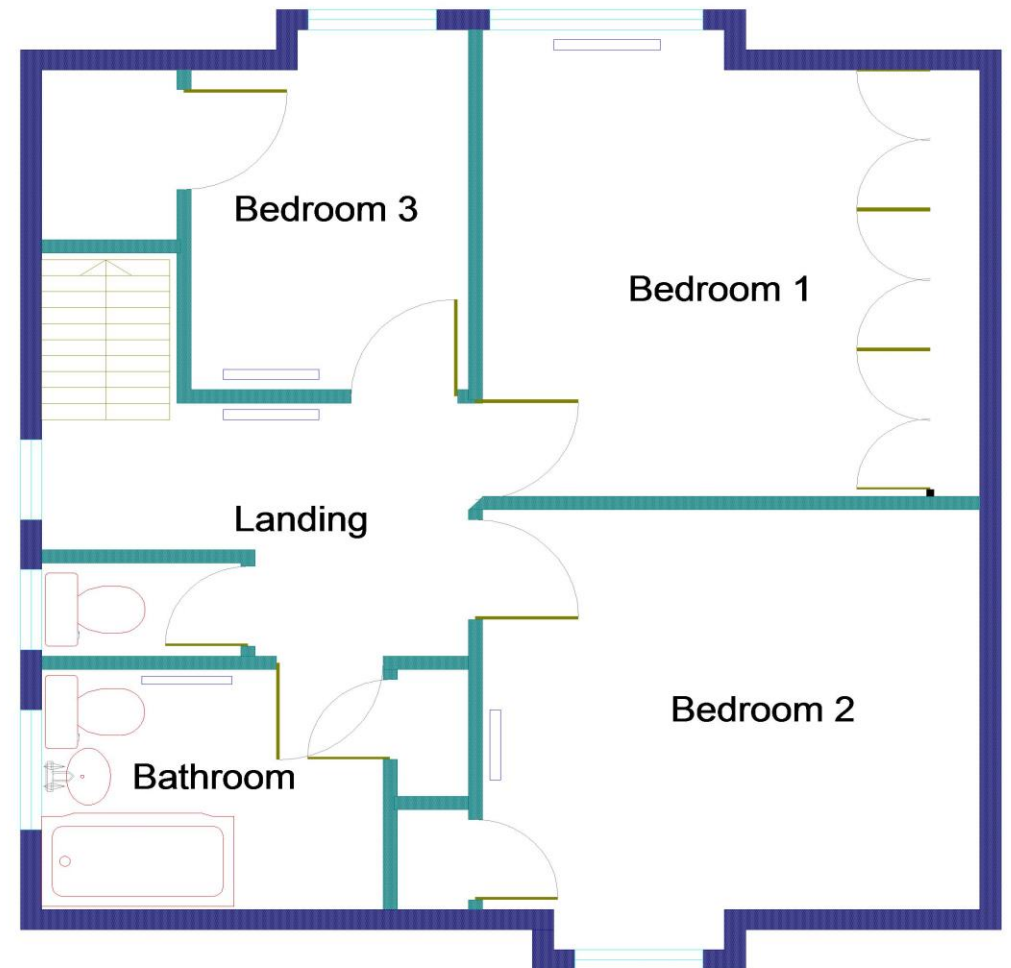
**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

Floor area 1223 sq' approximately.

N.B: Not to scale, for guidance only.



## ON THE GROUND FLOOR

### ENTRANCE HALL

Composite entrance door with decorative glazed panels, chromium furniture. Double radiator. Understairs cupboard housing meters and modern consumer unit. Decorative glass block wall. Stairs to the first floor. Luxury vinyl tiled flooring.

### LOUNGE/DINER 22' 0" x 11' 10" (6.70m x 3.60m)

Large picture window to the front, northern aspect. Double casement doors to;

### CONSERVATORY 12' 5" x 9' 6" (3.78m x 2.89m)

Spacious brick built conservatory with poly carbonate roof and double casement doors opening out on the covered patio. Luxury vinyl tiled flooring.

### KITCHEN 12' 7" x 10' 2" (3.83m x 3.10m)

Modern fitted kitchen with shaker style white gloss door and drawer fronts. Range of high and low level cupboards with marble working surfaces and breakfast bar. Space for cooker, dishwasher and fridge/freezer. Stainless steel sink and drainer with chromium plated mixer tap. Tiled splashback. Double aspect windows, southern and western aspects. Wall mounted Vaillant combi boiler providing central heating and domestic hot water throughout. Built in storage cupboard and large larder cupboard with plumbing for automatic washing machine. Vinyl flooring. Half glazed UPVC door leading to garden.

## ON THE FIRST FLOOR

### LANDING

Large picture window to side, western aspect. Double radiator. Carpeted. Access to partially boarded loft. Loft ladder.

### BEDROOM 1 14' 0" x 9' 10" (4.26m x 2.99m)

Large picture window to the front with distant views over The North Downs. Extensive range of built-in wardrobes with hanging rails and shelving. Radiator. Carpet.

### BEDROOM 2 11' 8" x 9' 0" (3.55m x 2.74m)

Window to rear overlooking the garden, enjoying a south eastern aspect. Built-in cupboard. Single radiator and carpeted.

### BEDROOM 3 9' 6" x 7' 2" (2.89m x 2.18m)

Window to the front with distant views over The North Downs. Built-in wardrobe with shelving and hanging space. Double radiator. Carpet.

### BATHROOM

White suite comprising: Panelled bath with mixer tap, thermostatically controlled electric shower with rainforest head and separate hand attachment. Wash hand basin with mixer tap and cupboards beneath. Window to side, western aspect. heated towel rail. Vinyl flooring. Built-in airing cupboard with shelving.

### SEPARATE W.C

White low level W.C. Window to side, western aspect. Vinyl flooring.

## OUTSIDE

The front garden is well stocked with shrubs and has a brick paviour parking area with dwarf walls and steps leading to the front of the property. Side pedestrian access. The rear garden extends to 70ft enjoying a south eastern aspect with artificial grass and plum slate decorative borders. Patio area adjacent to the house with covered canopied area. To the rear of the garden is a fantastic full width clad garden room (6m x 3m including storage area) with motion sensor lighting, double doors and windows. Porcelain tiled patio area with covered pergola with fitted blinds and retractable roof .

### Directions

From our Penenden Heath office 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, the property will be found some distance along on the left.



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