



3a Byron Road  
Penenden Heath, Maidstone  
ME14 2HA  
OIRO £200,000

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Maidstone  
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## Description

A sought after first floor purpose built maisonette. Built in the 1930's to this classical neo-tudor design, enjoying far reaching views to the front and a south facing rear garden 30 x 45. Well proportioned and adaptable layout with excellent rental potential (£1100 - £1200 pcm). 700 square feet, gas central heating, UPVC double glazing, unrestricted on street parking.

## Location

Situated in this well established and highly sought after residential position in the heart of Penenden Heath within 100 meters of the shopping providing for everyday needs, regular bus services into the town and recreational facilities on The Heath which include tennis, bowls together with numerous countryside walks, childrens play area and pre-school. Educationally the area is well served with the local Sandling School being within 1/2 of a mile catering for infants and juniors. Maidstone town centre is within one mile 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 range of schools and colleges for older children in and around the town centre. The M20/A20/M25/M2 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

## Council Tax Band

C

## VIEWINGS STRICTLY BY APPOINTMENT

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



FIRST FLOOR  
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 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

UPVC double glazed entrance door, with staircase to first floor landing.

## ON THE FIRST FLOOR

**LANDING** 18' 0" x 4' 7" (5.48m x 1.40m)

Window to side, radiator, access to roof space, built in storage cupboard.

**SITTING ROOM** 12' 3" x 12' 1" (3.73m x 3.68m)

Wood laminate flooring, picture window to front with distant views to the front, picture rail, radiator.

**KITCHEN** 10' 9" x 10' 0" (3.27m x 3.05m)

Wood laminate flooring, fitted with units, complementing work surfaces, hardwood trim, one and half stainless steel sink, mixer tap, 4 burner gas hob with extractor hood above, oven beneath. Plumbing for washing machine, window to side, tiled splashback, cupboard housing gas fired boiler, glazed door and side panel and door to:

**ENCLOSED BALCONY** 10' 0" x 4' 5" (3.05m x 1.35m)

Window overlooking rear garden, southern aspect, door and open staircase to ground floor and rear garden.

**BEDROOM 1** 11' 0" x 10' 0" (3.35m x 3.05m)

Double aspect windows, east and southern outlook, radiator

**BEDROOM 2** 11' 0" x 9' 0" (3.35m x 2.74m)

Window overlooking rear garden, southern aspect, radiator

**BEDROOM 3** 10' 0" x 8' 10" (3.05m x 2.69m)

Window to front, views overlooking the north downs, radiator.

## OUTSIDE

The rear garden is accessed via a path at the side of the property and measures 30 x 45, enjoying a southern aspect, lawned with trees and shrubs.

## Directions

From our Penenden Heath office proceed in a southerly direction into Boxley Road, taking the second turning on the right into Byron Road and the property will be found a short distance along on the left hand side.



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