



23 Hillary Road
Penenden Heath, Maidstone
ME14 2JR

Guide Price £400,000 to £425,000

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Maidstone
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Description

Spacious well established semi-detached house in a sought after non-estate position. Delightfully decorated and presented, low maintenance flat plot with a superb outside entertaining area and a most useful utility/home office. Ample parking for 2-4 cars to the front. Sold with No Chain.

Agents Note: It is considered that this property would achieve between £1550 to £1650 as a monthly rental.

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.

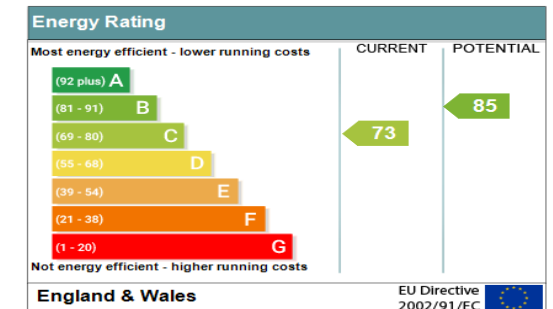
Council Tax Band

VIEWINGS STRICTLY BY APPOINTMENT

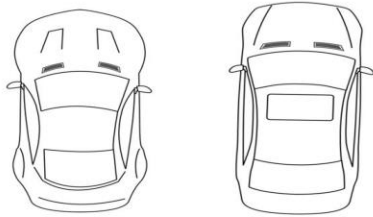
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



Address: 23 Hillary Road, Penenden Heath, MAIDSTONE, ME14 2JR
RRN:



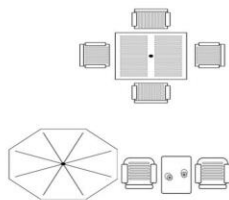
GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



60' REAR GDN



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 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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ENTRANCE PORCH

Upvc Entrance door with chrome fittings and decorative glass feature panel, outside lighting.

RECEPTION HALL 10' 0" x 10' 0" (3.05m x 3.05m)

Decorative tiled floor with underfloor heating, understairs cupboard, radiator, glass panel, recessed downlighters, stairs leading to:

THROUGH LOUNGE/DINING ROOM 23' 0" x 12' 9" (7.01m x 3.88m)

Window to front, decorative radiator cover with single radiator, double casement doors to rear garden with delightful outlook, door to kitchen. Recessed downlighters.

KITCHEN/BREAKFAST ROOM 12' 9" x 10' 0" (3.88m x 3.05m)

Modern white gloss door and drawer front with chrome handles and complementing worksurfaces and upstands. Stainless steel sink with mixer tap, electric 4 hob with oven beneath and extractor above. Window to rear garden delightful outlook, door to side with access to the front and rear. Integrated dishwasher, space for fridge/freezer, recessed downlighters., tiled flooring with underheating.

ON THE FIRST FLOOR

LANDING

Cupboard, access to loft hatch.

BEDROOM 1 13' 6" x 11' 9" MAX(4.11m x 3.58m)

Window to front, decorative radiator cover/double radiator, wardrobe. recessed downlighters.

BEDROOM 2 11' 9" x 9' 8" MAX(3.58m x 2.94m)

Full width fitted wardrobe, decorative radiator cover/single radiator, window to rear delightful outlook. recessed downlighters.

BEDROOM 3 10' 0" x 6' 9" MAX (3.05m x 2.06m)

Window to front, cupboard housing boiler providing domestic hot water throughout and central heating, radiator. recessed downlighters.

BATHROOM

White suite, panelled bath with chrome fittings, white hand basin with chrome fittings, large shower cubicle. Decorative chrome heated towel rail, window to side, fully tiled walls and tiled flooring, WC

SEPARATE WC

Low level WC, window to side.

OUTSIDE

To the front, ample parking for 2 cars, brick retaining walls with steps leading to the front door. Gravelled low maintenance borders. To the rear, low maintenance lawned area with patio adjacent to the house, large decked area at the rear suitable for barbecues and family time. Large Utility/office building at the rear, currently used as a utility area with worktops and cupboard and space for washing machine/tumble dryer, Upvc door and electric, laminate flooring.

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.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN

