



50 Chapman Avenue  
Maidstone  
ME15 8EJ  
£325,000 - £350,000

**50  
Chapman Avenue**

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ME15 8EJ**

**Delightfully presented three bedroom end of terrace family house.**



## Description

Delightfully presented three bedroom end of terrace family house, which has undergone a recent transformation, freshly decorated with new carpets. A most attractive garden to the front side and rear with great outside entertaining areas. There is gas central heating, double glazing, well fitted bathroom, kitchen with split level appliances and a rear extension creating a separate dining room from the lounge, garage in block adjacent to the property. Agents note, photographs were taking at beginning of tenancy.

## Location

Located in this fine non-estate position, close to open countryside around Otham. There is a good selection of local amenities in the adjacent village of Bearsted, with junior and infant school, shop and railway station with mainline link to London on the Victoria line. Within half a mile is Mote Park with is 450 acres, boating lake, leisure centre and municipal swimming pool. The town centre is some 2 mile distance and offers a more comprehensively selection of amenities, including a wider range of schools and colleges for older children. The A20, M20, M25, M26 and M2 are all close by with direct vehicular access to London and the channel port.

## Council Tax Band

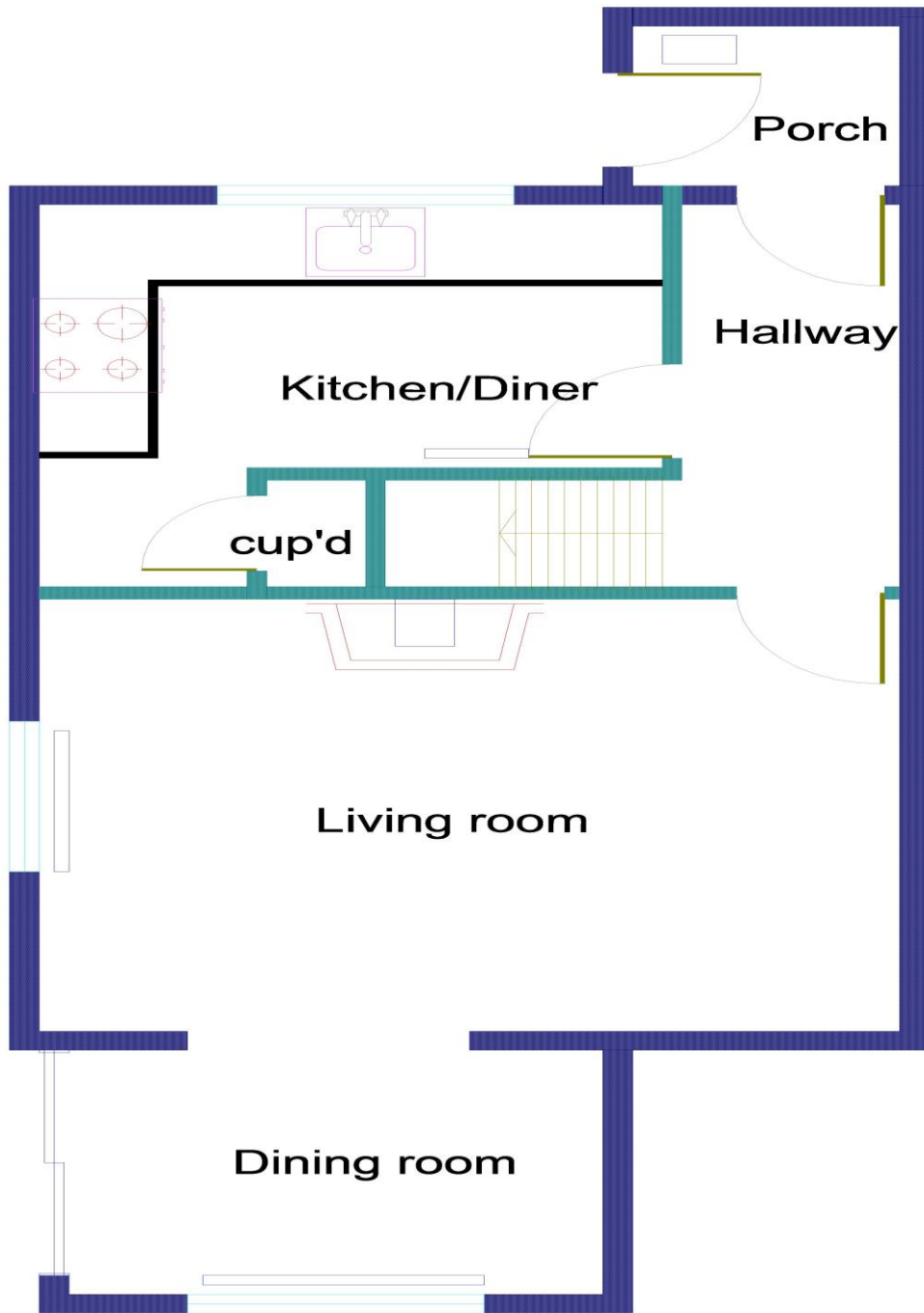
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## VIEWINGS STRICTLY BY APPOINTMENT

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



Energy Performance Certificate		HM Government	
50, Chapman Avenue, MANDSTONE, ME19 8EJ		Reference number:	2656-8036-6201-6561-0060
Dwelling type:	End-terrace house	Type of assessment:	ED2014, existing dwelling
Date of assessment:	25 September 2019	Total floor area:	79 m <sup>2</sup>
Date of certificate:	25 September 2019	Use this document to:	
<ul style="list-style-type: none"> <li>Compare current ratings of properties to see which properties are more energy efficient</li> <li>Find out how you can save energy and money by making improvement measures</li> </ul>			
<b>Estimated energy costs of dwelling for 3 years:</b>		<b>£ 2,388</b>	
<b>Cost 3 years you could save:</b>			
<b>Estimated energy costs of this home</b>		<b>Potential future savings</b>	
Lighting	Current costs: £ 146 over 3 years Potential costs: £ 146 over 3 years		
Heating	Current costs: £ 2,003 over 3 years Potential costs: £ 1,267 over 3 years		
Hot Water	Current costs: £ 330 over 3 years Potential costs: £ 234 over 3 years		
Totals		Current costs: £ 2,479	Potential savings: <b>£ 1,212</b>
<p>These figures show how much the average household would spend in this property for heating, lighting and hot water over 3 years based on energy costs for individual households. This excludes energy use for electrical appliances and hot water, hot air and heating, and electricity generated by photovoltaic panels.</p>			
<b>Energy Efficiency Rating</b>			
<p>The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 9.</p> <p>The average energy efficiency rating for a dwelling in this area is 68. This is based on all dwellings in this area that have been rated. The average energy efficiency rating for all dwellings in this area is 68.</p>		<p>The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 9.</p> <p>The average energy efficiency rating for a dwelling in this area is 68. This is based on all dwellings in this area that have been rated. The average energy efficiency rating for all dwellings in this area is 68.</p>	
<p>Current rating: <b>D</b></p> <p>Potential rating: <b>B</b></p>		<p>Current rating: <b>D</b></p> <p>Potential rating: <b>B</b></p>	
<p><b>Top 10 things you can take to save energy and make your home more efficient</b></p>			
Recommended measure	Indicative cost	Typical savings over 3 years	
1. Energy wall insulation	£600 - £1,000	£ 64	
2. Floor insulation (solid floor)	£1,000 - £10,000	£ 64	
3. Boiler water treatment	£10,000 - £20,000	£ 12.5	
See page 9 for a full list of recommendations for this property.			
<p>This certificate is valid for 10 years from the date of issue. It is not valid for properties that have been altered significantly since the date of issue. The certificate is not valid for properties that have been altered significantly since the date of issue.</p>			



Ground Floor



First Floor

N.B;not to scale, for guidance only.  
Floor area 800 sq' approximately.



## ON THE GROUND FLOOR

### ENTRANCE PORCH

Half glazed UPVC entrance door, wall mounted gas fired boiler supplying central heating and domestic hot water throughout

### ENTRANCE HALL

Staircase to first floor

### KITCHEN/DINER 10' 6" x 10' 3" (3.20m x 3.12m)

Fitted with units having woodgrain finish door and drawer fronts with complimenting black granite effect working surfaces. Range of high and low level units comprising; 1 and half bowl enamel sink unit, four burner induction hob with extractor hood above and eye level double oven, plumbing for automatic washing machine, space for fridge/freezer, radiator, vinyl flooring, fully tiled walls, window to front.

### LIVING ROOM 14' 9" x 11' 6" (4.49m x 3.50m)

Fitted wood burning stove with timber beam above, double radiator, dado rail, window to side, wide access to dining room

### DINING ROOM 9' 3" x 6' 6" (2.82m x 1.98m)

Window overlooking rear garden, radiator, double glazed sliding patio doors to garden.

## ON THE FIRST FLOOR

### LANDING

### BEDROOM 1 11' 3" x 8' 3" (3.43m x 2.51m)

Built in wardrobe cupboard, window overlooking rear garden, radiator

### BEDROOM 2 8' 3" x 7' 3" (2.51m x 2.21m)

Built in wardrobe cupboard, built in linen cupboard, window to front with distant views, radiator

### BEDROOM 3 7' 6" x 5' 6" (2.28m x 1.68m)

Window to rear, radiator

### BATHROOM

White suite with chromium plated fittings comprising; panelled bath with separate shower over, shower screen, wash hand basin with mixer tap, integrated storage cupboards, low level WC, tiled splashbacks, vinyl flooring, chromium plated heated towel rail

### OUTSIDE

Garage in block adjacent to property with up and over door. The property stands amidst a good size corner plot extensively landscaped with delightful rockery, well stocked with shrubs, fruit trees, brick paved sun terrace and steps leading to an extensive decked area with timber balustrade enjoying stunning view with a brick built store room.

### Directions

From our Bearsted office proceed in a southerly direction into Yeoman Lane passing the village green on the left hand side. At the junction with the Ashford Road turn right heading towards Maidstone, at the Willington Street traffic lights turn left into Willington Street and proceed for approximately half a mile to the bottom of the hill and up, taking the second turning on the left into Chapman Avenue. The property will be found some distance along on the right hand side.



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