



1 Restharrow Road
Weaving, Maidstone
ME14 5UH

Offers in Excess of £675,000

1
Restharrow Road
Weaving
Maidstone
ME14 5UH



Description

Well proportioned highly sought after detached "Kensington" home, set amidst a hard plot with a 100 ft rear garden. Conveniently placed within walking distance of local (Outstanding Ofsted) infant and junior school. No.1 has been much loved by the owners over the last 39 years, where the large well stocked garden offers peace and tranquility. The other features of the "Kensington" design is the abundance of storage cupboards and well proportioned rooms (1882 sq ft). Recently re-fitted kitchen and utility room with a full range of integrated appliances, there are 3 reception rooms, a downstairs cloakroom, four double bedrooms with two bathrooms. Tandem double garage and driveway with parking for several vehicles.

Directions

From Maidstone take the Ashford Road A20 signposted to Bearsted. At traffic lights turn left into New Cut Road. At the 3rd roundabout turn right into Grovewood Drive North. Take the first turning on the right into Provender Way, Restharrow Road will be found 3rd turning on the left just beyond St John's school, the property is the first on the left as you enter the road, as indicated by our sign board.

Location

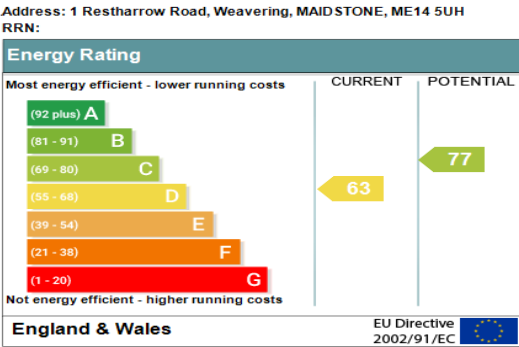
Weaving is located in this attractive position, close to Mote park with its 450 acres, boating lake, leisure centre and swimming pool. This sought after position on the Grove Green estate is convenient to an excellent selection of amenities including Tesco's supermarket and shopping parade, medical and community centres, together with St Johns School (Ofsted rated Outstanding) catering for infants and juniors. Bearsted mainline railway station is one mile distant and is connected to London on The Victoria Line. The town centre is also one mile distant and offers a more comprehensive selection of amenities including Fremlins Walk shopping area, two museums, theatre, County library and two further railways stations connected to London. There is a wide selection of schools for older children in and around the town centre. 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

F

VIEWINGS STRICTLY BY APPOINTMENT

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





TOTAL FLOOR AREA : 1882 sq.ft. (174.8 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 CANOPY

Outside light, partly glazed composite entrance door.

ENTRANCE HALL 16' 8" x 9' 8" (max) (5.08m x 2.94m)

Radiator, staircase to first floor, generous under stairs storage cupboard.

CLOAKROOM

Low level WC, wash hand basin, radiator, consumer unit, fully tiled walls, window to front.

LOUNGE 16' 0" x 16' 3" (max) (4.87m x 4.95m)

Box bay floor to ceiling windows with fitted vertical blinds, two radiators, thermostat, electric feature fireplace. Arched opening to:

DINING ROOM 12' 0" x 8' 6" (3.65m x 2.59m)

Radiator, double casement doors to the rear garden with fitted vertical blinds. Door to:

KITCHEN 12' 0" x 14' 11" (3.65m x 4.54m)

Contemporary units with high gloss combed and grained finish, complimenting slate effect working surfaces, partly tiled walls, integrated Beko dishwasher, Zanussi microwave and oven underneath, 4 burner electric hob with extractor hood above and black glass upstand. Integrated AEG side by side fridge freezer, stainless steel sink and drainer with mixer tap, window overlooking rear garden with fitted blind, under cupboard lighting, vinyl tile effect flooring, radiator and spotlights.

UTILITY ROOM 10' 9" x 3' 9" (3.27m x 1.14m)

Contemporary units with high gloss combed and grained finish, complimenting slate effect working surfaces, partly tiled walls, integrated Beko washing machine, Worcester boiler supplying central heating and hot water, stainless steel sink with drainer and mixer tap, window with fitted blind overlooking the garden, vinyl tile effect floor, radiator and partly glazed casement door to the rear garden.

PLAYROOM 10' 9" x 10' 2" (3.27m x 3.10m)

Radiator, casement door and window to the rear garden.

GARAGE 29' 2" x 9' 1" (8.88m x 2.77m)

Double tandem garage accessed via an electric up and over entry door or pedestrian doorway from the hallway. Brick built with electric, light and power.

LANDING 17' 4" x 10' 7" (max) (5.28m x 3.22m)

Radiator, window to front, double doors built-in storage cupboard, single built-in storage cupboard with shelving, airing cupboard housing the water tank, loft access (the loft is fully boarded, insulated and has a light).

BEDROOM 1 13' 6" x 17' 0" (4.11m x 5.18m)

Radiator, window overlooking rear garden, built-in dressing table with mirror and light above, built-in storage cupboard, two double built-in wardrobes with internal lights and mirrored doors, door to:

EN-SUITE SHOWER ROOM 6' 6" x 5' 9" (1.98m x 1.75m)

Ceramic tiled natural stone effect flooring, low level WC, wash hand basin with mixer tap and built-in cupboard underneath, step in shower cubicle, fully tiled walls with complimenting border, wall cabinet

with lighting and mirrored door, chromium plated towel rail and window to rear.

BEDROOM 2 12' 9" x 14' 9" (3.88m x 4.49m)

Radiator, two windows to the front of the property with fitted blinds, built-in wardrobe with internal lighting and mirrored sliding doors.

BEDROOM 3 12' 10" x 8' 9" (3.91m x 2.66m)

Radiator, window to the rear, built-in wardrobe with internal light.

BEDROOM 4 11' 8" x 8' 9" (3.55m x 2.66m)

Window to front, radiator, built-in shelved storage cupboard.

BATHROOM 8' 5" x 8' 4" (2.56m x 2.54m)

Ceramic tiled flooring, fully tiled marble effect walls with decorative border in shades of green, white suite, low level WC, wash hand basin with mixer tap and cupboard underneath, panelled bath with shower over and glass shower screen door, wall cabinet with lighting and mirrored door, chromium plated heated towel rail, spotlights, window to rear.

OUTSIDE

The property stands amidst a good sized corner plot with an extensive road frontage. The rear garden is bounded by a high wall and close boarded fencing. To the front of the property there is a driveway for 2-3 vehicles, a lawned area with mature tree, dual pedestrian access gates either side of the property providing access to the rear garden. The rear garden is a particular feature and extends to 100 ft with a paved patio adjacent to the house with a stoned border, a generous lawned area, well stocked with mature trees and shrubs, greenhouse, wooden storage shed, outside lighting and outside tap.



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