



5 Henley Fields  
Weaving, Maidstone  
ME14 5UY

Offers in the Region of £450,000





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Description

Great opportunity to purchase this link detached family house located in a popular cul-de-sac in the sought after Grove Green development. The accommodation is beautifully presented and features a well fitted kitchen with split level appliances, luxuriously appointed shower room, en-suite and cloakroom, arranged on two floors extending in all to just over 1100 sq feet, with four bedrooms to the first floor and a study to the ground floor. There is gas central heating and UPVC framed double glazing. Attached garage with driveway for parking one vehicle.

Location

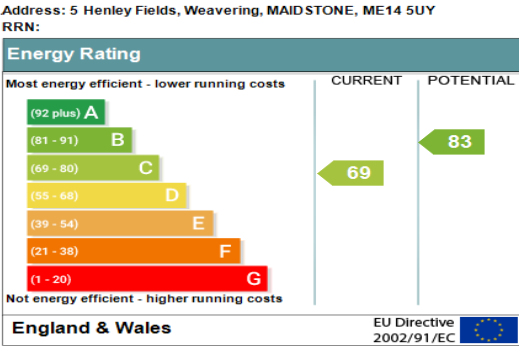
Within a 1/4 of a mile is the shopping parade at Grove Green with Tesco store, Chemist, Doctors, Post Office and two public houses and Community Centre. The Local infant and junior schools St Johns is highly regarded. With 1/2 a mile is Mote Park with its 450 acres, boating lake, leisure centre and municipal swimming pool. Bearsted mainline railway station is within one mile and offers regular services to London on The Victoria Line. Maidstone The County Town is some two miles distant and offers a more comprehensive selection of amenities including excellent shopping facilities at The Mall and Fremlins Walk, two museums, Theatre, County library, multi-screen cinema and two further railway stations connected to London. There is a wider selection of schools and colleges 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

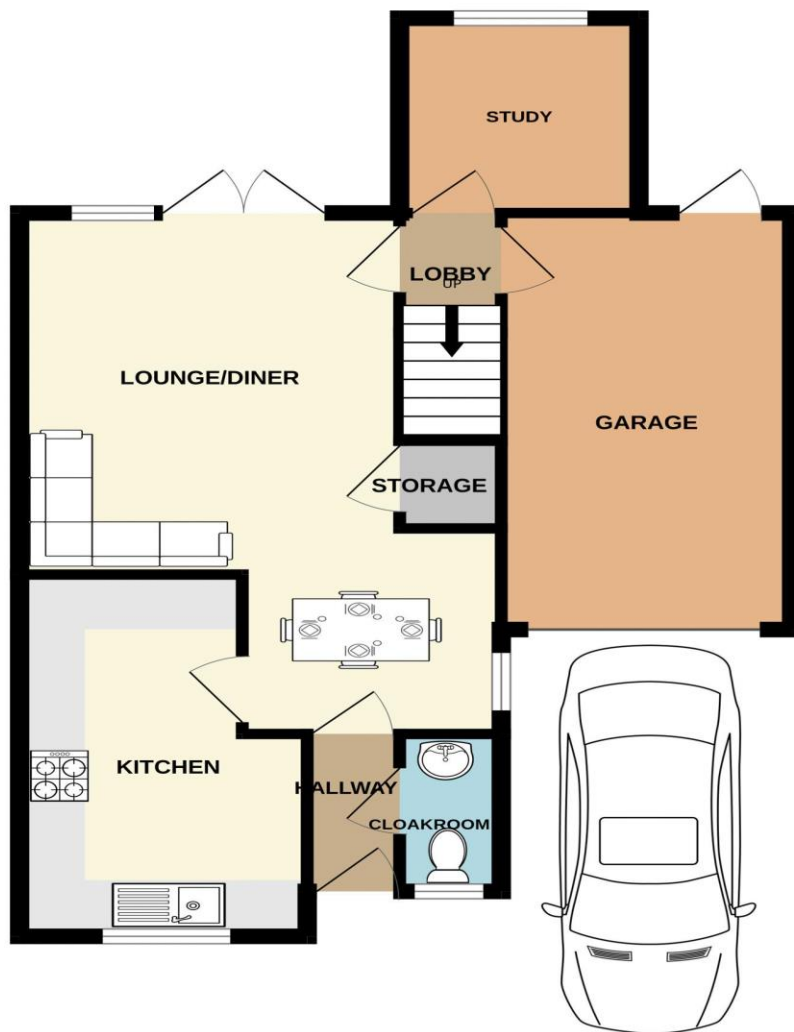
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VIEWINGS STRICTLY BY APPOINTMENT

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



GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR  
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 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

Outside metres cupboard, lighting, partly glazed composite entrance door.

## ENTRANCE HALL

Oak laminate flooring.

## CLOAKROOM

White suite, oak sill and surround, raised wash hand basin, mixer tap, cupboard beneath, radiator, window to side, oak laminate flooring.

**LOUNGE/DINING ROOM** 19' 9" x 14' 8" max (6.02m x 4.47m)

## L SHAPED DINING AREA

Oak laminate flooring, window to side, modern consumer unit, understairs storage cupboard.

## LOUNGE

Radiator, door to rear lobby, double casement doors and window overlooking rear garden, affording a South Western aspect.

**KITCHEN** 13' 8" x 8' 9" (4.16m x 2.66m)

Comprehensively fitted with units, white high gloss door and drawer fronts, with oak block working surfaces, stainless steel sink, 4 burner gas hob, glass splashback, oven beneath. Metro laid tiling, cupboard concealing gas fired boiler, oak laminate flooring, wine rack, space for washing machine, and dishwasher, window to front, french shutters, integrated fridge freezer.

**STUDY** 7' 6" x 7' 3" (2.28m x 2.21m)

Radiator, window overlooking rear garden, South Western aspect.

## ON THE FIRST FLOOR

## LANDING

Access to roof space, built in linen cupboard.

**BEDROOM 1** 14' 10" x 8' 8" (4.52m x 2.64m)

Window to front with french shutters, radiator, range of built in wardrobe cupboards.

## ENSUITE SHOWER ROOM

White contemporary suite, with corner shower cabinet, hung hand basin with integrated cupboard, low level WC, concealed cistern, ceramic tiled splash back, wood laminate flooring, window to front.

**BEDROOM 2** 15' 11" x 8' 9" (4.85m x 2.66m)

Double aspect windows, radiator, access to roof space.

**BEDROOM 3** 10' 9" x 7' 9" (3.27m x 2.36m)

Built in wardrobe cupboard, window overlooking rear garden, South Western aspect, radiator.

**BEDROOM 4** 7' 6" x 6' 6" (2.28m x 1.98m)

Window to rear, South Western aspect, radiator.

## BATHROOM

White suite, panelled bath with separate shower over, pedestal hand basin low level Wc, fully tiled walls, laminate flooring, radiator.

## OUTSIDE

To the front of the property is a driveway with parking for 1 vehicle leading to an integral garage 15'8 x 8'10 with roller shutter door, light and power, personal door to garden and inner lobby. Side pedestrian access, garden with shrubs and spring bulbs. The rear garden extends to approximately 25' with Buddlea, Shumaker tree, fully fenced, garden shed, lawn patio area adjacent to the house.

## Directions

From our Bearsted office proceed in a westerly direction into Ware Street passing the railway station on the right hand side, continue for approximately a mile and a half. Upon reaching the roundabout take the first exit into New Cut Road, at the next roundabout take the first exit into Grovewood Drive, first left into Shepherds Gate Drive and Henley Fields will be found first turning on the left. The property being a short distance along on the left hand side as indicated by our sign board.



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