



33 Chattenden Court
Penenden Heath, Maidstone
ME14 2AW
Price £625,000

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Description

Substantial extended detached (1600 square feet), quiet cul-de-sac position, 80ft wide secluded rear garden, South facing. Over the last 5 years the property has undergone significant refurbishment and boasts a stunning kitchen/dining family room, beautifully fitted with a full range of integrated appliances and a lantern roof. The lounge has a media wall, spacious hallway, cloakroom, spacious landing, 4 good size bedrooms, luxuriously appointed family bathroom. Double width driveway and garage, highly recommended excellent catchment areas for schools within 1 mile of the town centre and main line railway station.

Location

Situated on this small exclusive development of detached houses conveniently placed on Northern outskirts of the town in the sought after Penenden Heath area of Maidstone. The local Sandling School is within a quarter of a mile and caters for infants and juniors, there are also recreational facilities on the Heath including tennis, bowls and numerous countryside walks, a childrens play area and pre-school. The town centre is within one mile and offers a most comprehensive selection of amenities including two museums, theatre, County library and two railway stations connected to London. There are excellent shopping facilities including Fremlin Walk. Educationally there is a wider selection of schools for older children in and around the town centre. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

Council Tax Band

E

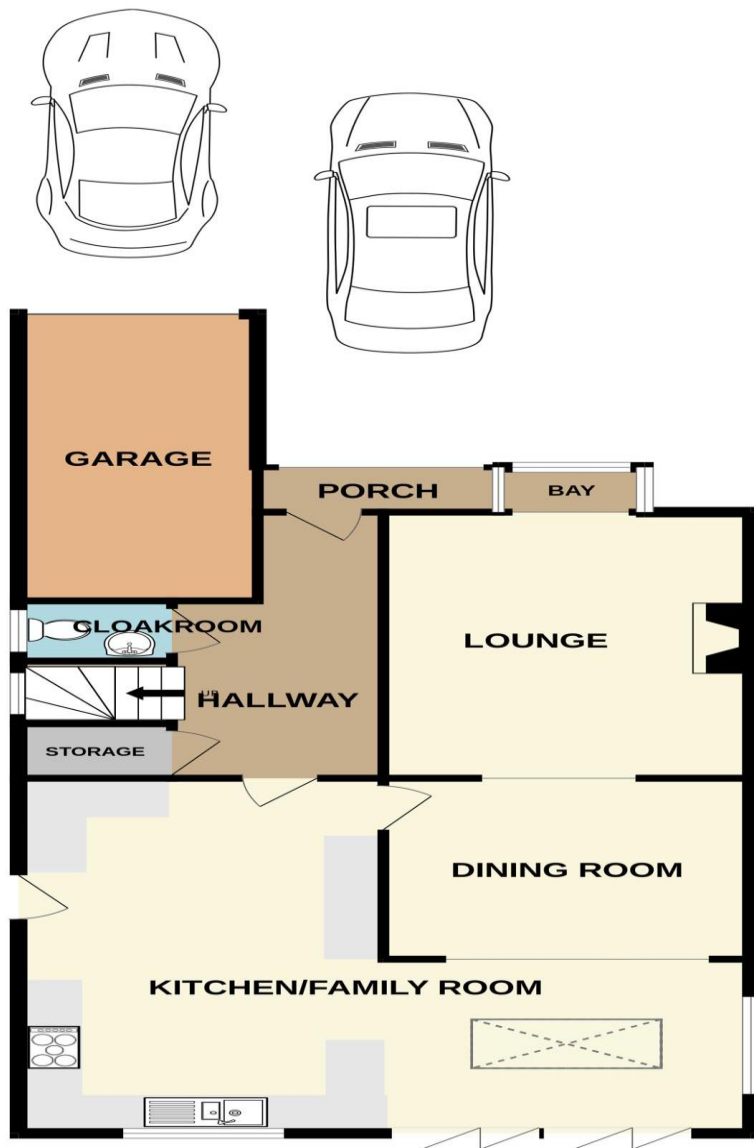
VIEWINGS STRICTLY BY APPOINTMENT

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

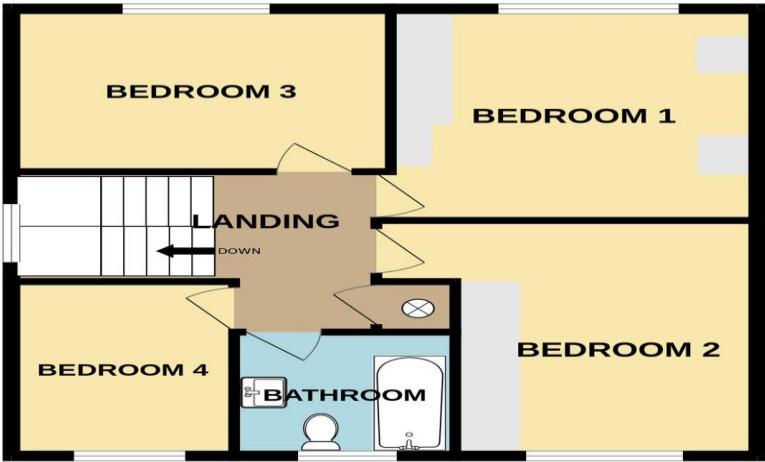


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
976 sq.ft. (90.7 sq.m.) approx.



1ST FLOOR
630 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 1607 sq.ft. (149.3 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 CANOPY

Outside lighting, composite entrance door partly glazed.

ENTRANCE HALL 15' 0" x 6' 0" (4.57m x 1.83m)

Continuous wood laminate flooring, staircase to first floor, built in understairs storage cupboard, radiator.

CLOAKROOM

White suite, wash hand basin, cupboard beneath, WC, laminate flooring, chrome heated towel rail, window to side.

LOUNGE 15' 0" plus bay x 12' 4" (4.57m x 3.76m)

Feature media wall, with contemporary living flame fire, double radiator, deep oriel bay window to front with fitted blinds. laminate flooring, wide access to:

DINING ROOM 12' 4" x 10' 3" (3.76m x 3.12m)

Continuous laminate flooring, radiator, wide access to:

OPEN PLAN L SHAPED KITCHEN/FAMILY ROOM 24' 8" x 20' 7" MAX (7.51m x 6.27m)

KITCHEN AREA

Comprehensively fitted with contemporary range wall and floor units complimented by a beautiful quartz veined work top, breakfast bar and upstand. Featuring 1/1/2 bowl hung sink, mixer tap, water softener, waste disposal unit, 5 burner induction hob with extractor hood above and eye level oven and grill, space for fridge freezer, built in larder cupboard, integrated dishwasher, washer/dryer, laminate flooring, LED skirting lighting, low voltage

downlighters, window overlooking rear garden, Southern aspect, half glazed door to side.

FAMILY ROOM

Picture window to side, bifolding doors to rear garden, Southern aspect, peninsular breakfast bar with bistro lighting, continuous laminate flooring, downlighters, lantern room light.

ON THE FIRST FLOOR

SPACIOUS LANDING 13' 0" x 9' 5" (3.96m x 2.87m)

Approached by half landing with plate glass balustrade and stainless steel handrail. window to side, access to roof space, built in linen cupboard with lagged copper cylinder.

BEDROOM 1 12' 9" x 12' 0" (3.88m x 3.65m)

Extensive range of built in bedroom furniture of contemporary design, 2 double built in wardrobe cupboards, chest of drawers, draw chest, 2 large bedside drawer cabinets, radiator, window to front.

BEDROOM 2 13' 3" x 10' 1" (4.04m x 3.07m)

Range of built in wardrobe cupboards, window to rear, Southern aspect, distant views, radiator.

BEDROOM 3 12' 9" x 9' 0" (3.88m x 2.74m)

Window to front, radiator.

BEDROOM 4 10' 4" x 8' 0" (3.15m x 2.44m)

Laminate flooring, window to rear, Southern aspect, distant views, blinds, radiator.

BATHROOM

White contemporary suite, chrome fittings, P shaped bath, mixer tap, separate thermostatic shower over, glass shower screen, hand basin, mixer tap, cupboards beneath, WC, fully tiled walls, matching floor tiles, heated towel rail, window to rear, Southern aspect.

OUTSIDE

To the front of the property is a triangular lawned area and a double width driveway leading to an attached garage (16'3 x 8') roller shutter door, light and power, side pedestrian access. The rear garden has a rear boundary of 80', fully fenced enjoying a Southern aspect with raised patio area adjacent to house, aluminium framed greenhouse, gate providing access to Wheeler Street Hedges.

Directions

From our Penenden Heath Office proceed in a southerly direction into Boxley Road, taking the second turning on the left next, follow the road round until the end and the property will be found in-front of you at the bottom of the cul de sac.



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