



27 Pine Grove
Penenden Heath, Maidstone
ME14 2AJ

Guide Price £425,000 to £450,000

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Description

Beautiful example of a Victoria semi detached town house located in this sought after cherry tree lined cul de sac on the fringe of Penenden Heath, the favoured northern outskirts of the County Town. Fitted to a high standard, with many original character features and some additional oak bespoke joinery. Arranged on four floors extending to 1200 sq ft, with a 55 ft rear garden, gas heating, double glazing, residents permit parking.

Location

Situated in this sought after tree lined road on the favoured northern outskirts of the town in the Penenden Heath area. At The Heath there is a parade of shops which provides for everyday needs, together with recreational facilities including Tennis, Bowls, together with numerous countryside walks, pre-school and play area. Educationally the area is well served with the local St Pauls and Northborough schools catering for infants and juniors. Maidstone town centre is some 3/4 of miles distant with regular bus services on the Boxley road with excellent shopping facilities, two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. To the east of the town is Mote park with its 450 acres, boating lake, leisure centre and municipal swimming pool. There is a wider 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

VIEWINGS STRICTLY BY APPOINTMENT

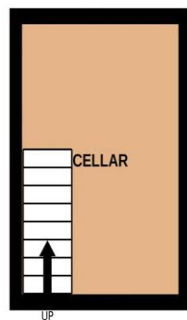
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

Directions

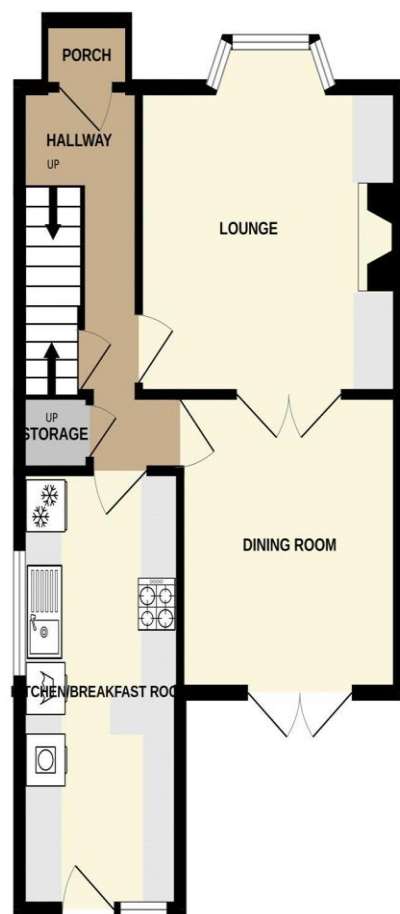
From our Penenden Heath office proceed in a southerly direction into Boxley Road, Pine Grove will be found fifth turning on the left hand side and the property will be found a short distance along on the left.



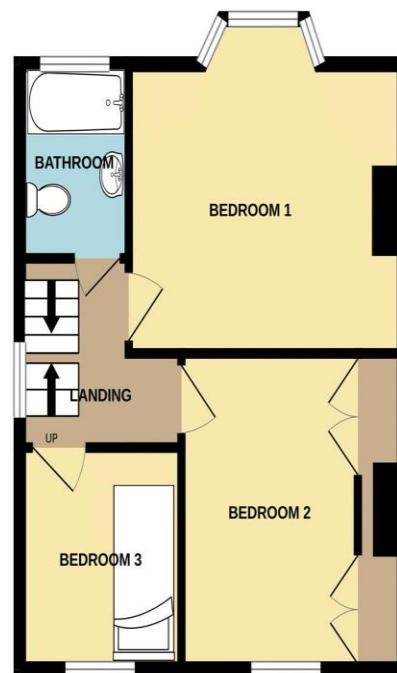
BASEMENT
84 sq.ft. (7.8 sq.m.) approx.



GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



2ND FLOOR
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 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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ON THE GROUND FLOOR

ENTRANCE CANOPY

Half glazed entrance door, outside light.

ENTRANCE HALL

Delightful period entrance door with stained leaded light panels with matching window to side, cornice, horned mascaron, double radiator. Staircase to first floor with decorative timber balustrade and newel post, understairs storage cupboard. Door and staircase to lower ground floor.

LOUNGE 13' 6" x 12' 3" (4.11m x 3.73m)

Engineered oak flooring. feature cast iron Edwardian fire surround with brick hearth and open grate. Two fireside bespoke built-in oak cabinets with cupboards and book shelving. Cornice, ceiling Rose, bay window to front with fitted blinds, southern aspect, double radiator. Double casement doors to:

DINING ROOM 11' 0" x 10' 6" (3.35m x 3.20m)

Engineered oak flooring, double radiator, cornice and ceiling rose. Double casement doors overlooking rear garden.

KITCHEN/BREAKFAST ROOM 15' 9" x 8' 2" (4.80m x 2.49m)

Comprehensively fitted with units having light oak door and drawer fronts with stainless steel fittings and complementing granite effect working surfaces with matching upstand comprising: 1 1/2 bowl enamel sink unit with stainless steel mixer tap, cupboards under. Range of high and low level cupboards with working surfaces incorporating four burner gas hob with stainless steel extractor hood

above. ceramic tiled splashback. Eye level oven and grill. Plumbing for washing machine, space for tumble dryer, fridge/freezer. Peninsular breakfast bar, glazed display cabinets, concealed lighting. ceramic tiled floor. Double aspect windows featuring half glazed door overlooking rear garden. Cupboard housing Worcester gas fired combination boiler supplying central heating and domestic hot water throughout, Feature dresser unit.

ON THE LOWER GROUND FLOOR

USEFUL CELLAR/STOREROOM 10' 5" x 7' 10" (3.17m x 2.39m)

Radiator, service meters and consumer unit, electric, light and power.

ON THE FIRST FLOOR

LANDING

Window to side, timber balustrade and newel post. Staircase to second floor.

BEDROOM 1 13' 4" (Into bay) x 12' 4" (4.06m x 3.76m)

Deep bay window to front affording a southern aspect with fitted blinds, radiator.

BEDROOM 2 11' 2" x 10' 7" (max) (3.40m x 3.22m)

Two built-in wardrobe cupboards, hanging and shelving space. central dresser unit with drawers. Window overlooking rear garden, radiator.

BEDROOM 3 7' 10" x 7' 8" (2.39m x 2.34m)

Engineered oak flooring, sash window to rear, radiator, built-in captains bed with wardrobe and work station beneath.

BATHROOM

Sumptuously fitted white contemporary suite with chromium plated fittings comprising: Panelled bath with mixer tap, separate shower over, glass shower screen, hung wash hand basin, low level W.C. Integrated storage cupboards with high gloss door. Tiled splashbacks with Mosaic border tile, marble effect ceramic flooring. Sash window to front affording a southern aspect.

ON THE SECOND FLOOR

BEDROOM 4 17' 10" (Max) x 10' 7" (Plus Dormer Window) (5.43m x 3.22m)

Engineered oak flooring. Double aspect windows, east and southern outlooks featuring a dormer window with distant views over the town. beautiful and extensive bespoke oak book casing and display shelving. Pretty cast iron fireplace, tiled hearth, three eaves storage cupboards, two radiators.

OUTSIDE

To the front of the property is a brick boundary wall with iron railings and matching gate, shrub bed, paved area adjacent to house and gate to side. The rear garden extends to 55 ft with paved patio area adjacent to house. Brick dwarf wall. Lawned area. Well stocked with shrubs and trees providing all year round colour. Fully fenced. Side pedestrian access.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



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

