



1 Curzon Road
Maidstone
ME14 5BA

Guide Price £500,000 to £550,000

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Description

A fantastic opportunity to purchase this 1920's Art Deco style 3 bed detached house on a sought after tree lined road with granite curb stones. This family home has been much loved over the last 33 years by the current vendors and has a wonderful feel to it. A bright and airy lounge with a beautiful period fireplace and doors out to the garden, a kitchen diner, 3 double bedrooms, a garden which wraps around the property to the east and a driveway.

Location

Located in this well established and highly sought after tree-lined cul-de-sac on the favoured northern outskirts of the town, within one mile of the centre. Penenden Heath is a 1/4 mile distant and has a good selection of local amenities including shops, recreational facilities on the Heath including tennis, bowls, children's play area and pre-school. Educationally the area is well served with the local Sandling School catering for infants and juniors. The County town offers a comprehensive selection of amenities including two railway stations connected to London, two museums, theatre, County library, multi-screen cinema and excellent shopping facilities at Fremlins Walk and The Mall. There is a wider selection of schools and colleges 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	67 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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. Original entrance door with half glazed circular obscured glass window and matching side panels.

ENTRANCE HALL 13' 3" x 5' 10" (4.04m x 1.78m)

Radiator, under stairs storage cupboard, timber balustrade with oak hand rail, stairs to first floor with further storage cupboard housing service meters.

LOUNGE 16' 0" x 13' 4" (4.87m x 4.06m)

Picture rail, beautiful feature 1920's Art Deco tiled fireplace with open grate, raised tiled hearth and oak surround, window to front, double casement doors and side panel windows to the garden, radiator.

KITCHEN DINER 20' 5" x 12' 0" (narrowing to 11' in kitchen) (6.22m x 3.65m)

A range of high and low level oak units and complimenting working surfaces, quarry tiled flooring, stainless steel sink with drainer, window and single casement door to rear garden. Space for cooker, washing machine, dishwasher and fridge freezer. Vaillant combination boiler located behind the fridge freezer. Half tiled walls, splashback and upstand, radiator, window to front.

ON THE FIRST FLOOR

LANDING

Access to roof space, window to front.

BEDROOM 1 16' 0" x 11' 0" (4.87m x 3.35m)

Two windows to front and side, radiator, three double built-in wardrobe cupboards, picture rail.

BEDROOM 2 11' 0" x 12' 0" (3.35m x 3.65m)

Wooden floor boards, radiator, window to front, picture rail, feature cast iron fireplace with decorative wreath engraving and tiled hearth.

BEDROOM 3 9' 8" x 9' 0" (2.94m x 2.74m)

Radiator, window overlooking rear garden, built-in cupboard with hanging rail and shelf storage.

CLOAKROOM

Low level WC, window to rear, wooden floor boards.

BATHROOM

Wooden floor boards, radiator, half tiled walls to dado height, dado rail, wash hand basin, white panelled bath and overhead shower, glass shower screen, window to rear.

OUTSIDE

The front of the property has a brick paviour driveway for 1 and a half cars, wrought iron gates, well stocked with shrubs, Pyracantha, Camelia and spring bulbs in profusion, two side pedestrian gates either side of the property to the rear garden. The rear garden measures 66ft by 56ft and the gardens are mainly to the east of the property, fully fenced boundaries with concrete patio adjacent to the house, crazy paved and brick pathways, productive vegetable plot, Espalier fruit tree, well stocked with shrubs and Hibiscus, Lavender and Mahonia. Outside light and water butt.

Directions

From our Penenden Heath Office proceed in a southerly direction into Boxley Road, Pine Grove will be found sixth turning on the left, the property is located a short distance along on the left hand side as you enter the road.



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