



20 Becksbourne Close  
Penenden Heath, Maidstone  
ME14 2ED

Guide Price £350,000 - £375,000



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Becksbourne Close  
Penenden Heath  
Maidstone  
ME14 2ED**



Description

Superb opportunity to purchase this stunning, recently redecorated bungalow. Located on the fringe of the sought after Penenden Heath area, close to outstanding schools, local amenities and Penenden Heath itself with a public house, tennis courts and pre-school. The spacious accommodation is arranged of over one floor and extends in all to just under 900 sq ft. The property benefits from gas central heating, has a well kept picturesque garden, and also features a large garage.

Location

Situated in this pleasant cul-de-sac position in the popular Penenden Heath area. Conveniently located within a 1/4 of a mile of the heath with its excellent selection of shops which provide for everyday needs together with recreational facilities including tennis, bowls, childrens play area, numerous countryside walks and pre-school. Educationally the area is well served with the local Sandling school catering for infants and juniors being within a 1/2 of a mile. Maidstone town centre is some 1 1/2 miles distant and offers a more comprehensive selection of amenities including two museums, theatre, county library, multi-screen cinema, excellent shopping facilities at The Mall and Fremlins Walk and two railway stations connected to London. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to London and The Channel ports.

Council Tax Band

D

VIEWINGS STRICTLY BY APPOINTMENT

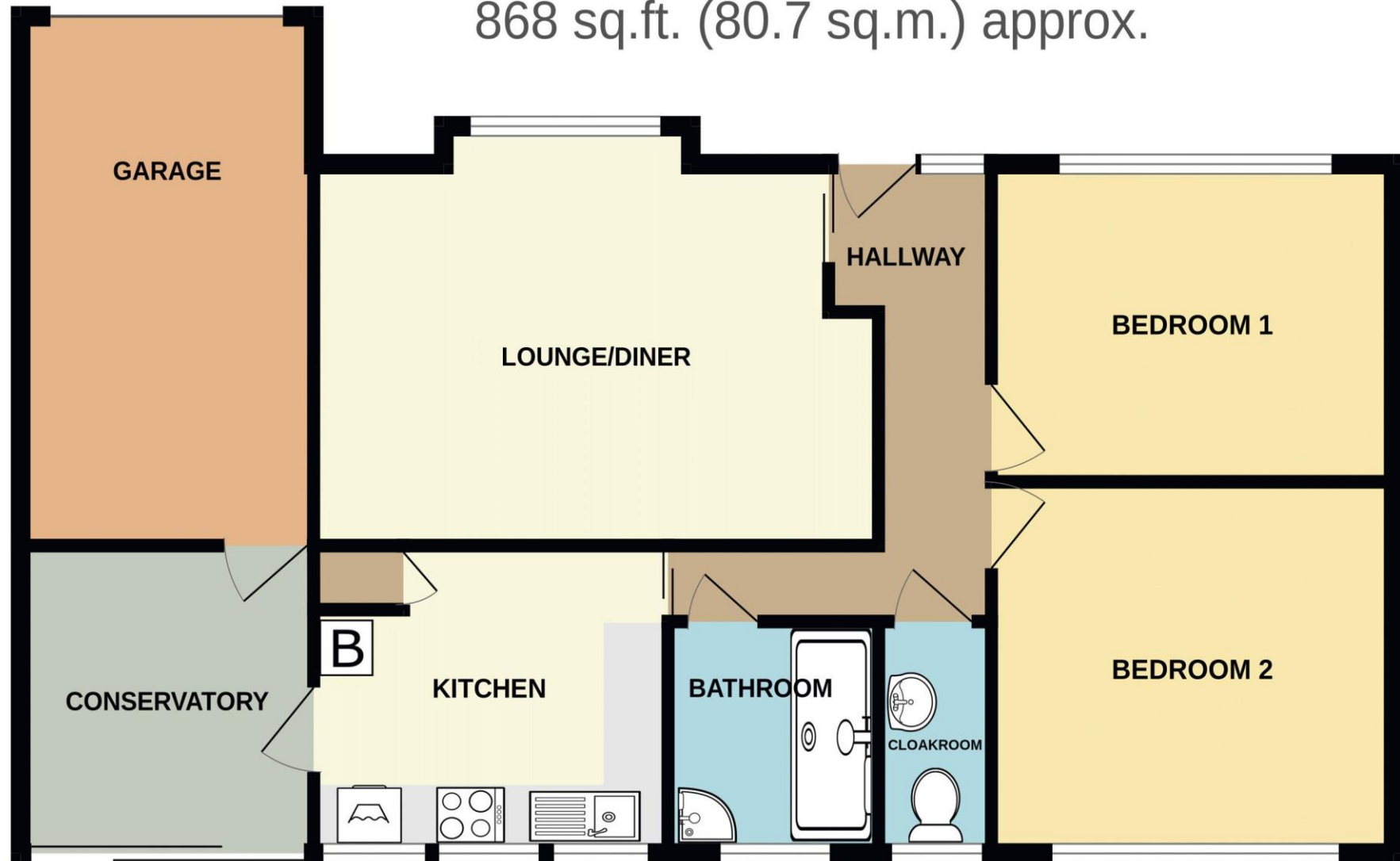
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

# GROUND FLOOR

868 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.7 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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**LOUNGE/DINER** 17' 6" x 15' 6" (5.33m x 4.72m)

Fully carpeted lounge/diner. Radiator x2. Window overlooking front garden.

**KITCHEN** 11' 6" x 8' 11" (3.50m x 2.72m)

Tiled flooring. White granite effect kitchen worktops. Wooden kitchen cupboard units with ample space. Sink and draining rack. 4 burner hob and oven. Washing machine. Fridge/Freezer. Boiler.

**BATHROOM** 6' 4" x 5' 4" (1.93m x 1.62m)

Fully tiled bathroom. Hand wash sink basin with cupboard units integrated. Double shower (electric). Frosted glass window.

**CLOAKROOM** 6' 4" x 5' 4" (1.93m x 1.62m)

Low level W.C. Hand wash sink basin. Tiled flooring. Frosted glass.

**BEDROOM 1** 10' 1" x 9' 1" (3.07m x 2.77m)

Plush grey carpets. Built in wardrobes. Window looking out over front garden.

**BEDROOM 2** 11' 11" x 10' 11" (3.63m x 3.32m)

Plush grey carpets. Window looking out to rear garden. Radiator.

**CONSERVATORY** 8' 10" x 9' 9" (2.69m x 2.97m)

Laminate tile effect flooring. Sliding doors to access rear enclosed garden. Back door access to garage.

**GARAGE** 18' 4" x 8' 11" (5.58m x 2.72m)**OUTSIDE**

To the front the property has a pathway leading to the front door with lawned area and shrub borders. To the rear the property benefits from a private established garden with raised borders, large variety of shrubs including geraniums, roses and evergreen plants, garden lawn, brick retaining walls, steps leading to upper garden, garden pond, greenhouse, side pedestrian access.

**Directions**

From our Penenden Heath office proceed in a westerly direction into Sandling Lane, taking the second turning on the right into Becksbourne Close.



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