



55 Aldon Close
Maidstone
ME14 5QF

Offers in Excess of £300,000

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Description

Well presented end of terrace, in a sought after location. Decorated and fitted to a good standard particularly the kitchen and bathroom. The accommodation comprises of a lounge, kitchen with the addition of a useful conservatory, two good size bedrooms and well appointed bathroom. Private garden which extends to 32ft with private decked area ideal for outdoor entertaining. Gas heating, double glazing, garage en bloc close by. This property is ideal for a first time buyer, singles or investors, with an expected monthly rental of £1350 per calendar month.

Location

Situated in a well established position enjoying an open outlook on this sought after residential development, with its local shops which provide for everyday needs, community centre, the adjacent Vinters Valley Nature Reserve with its ninety acres of park like grounds with excellent educational facilities from Eastborough and Valley High catering for infants, juniors and seniors.

Council Tax Band

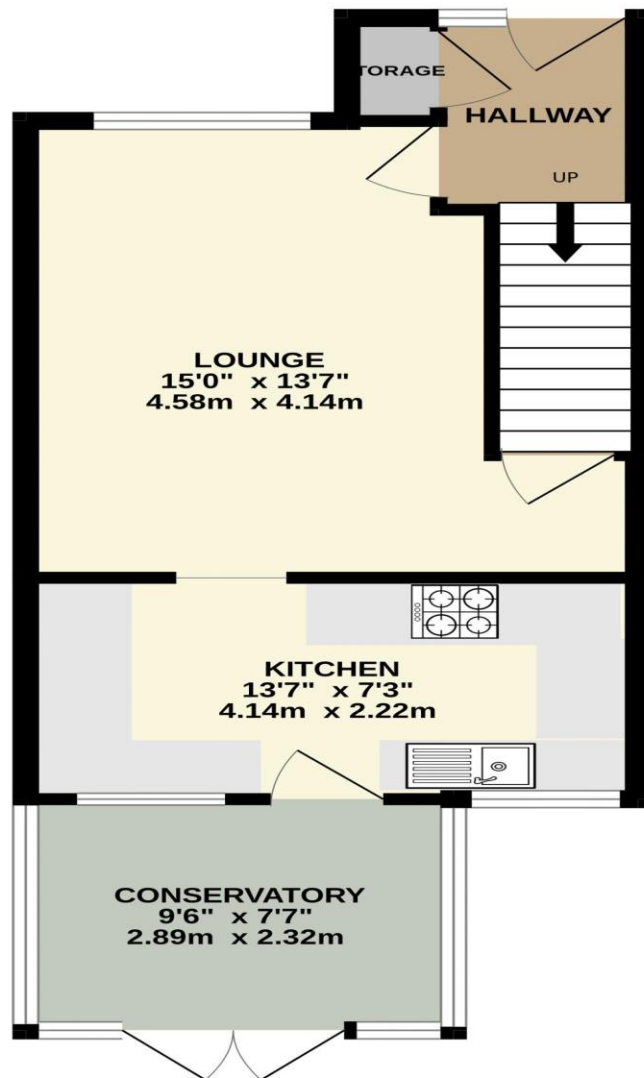
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VIEWINGS STRICTLY BY APPOINTMENT

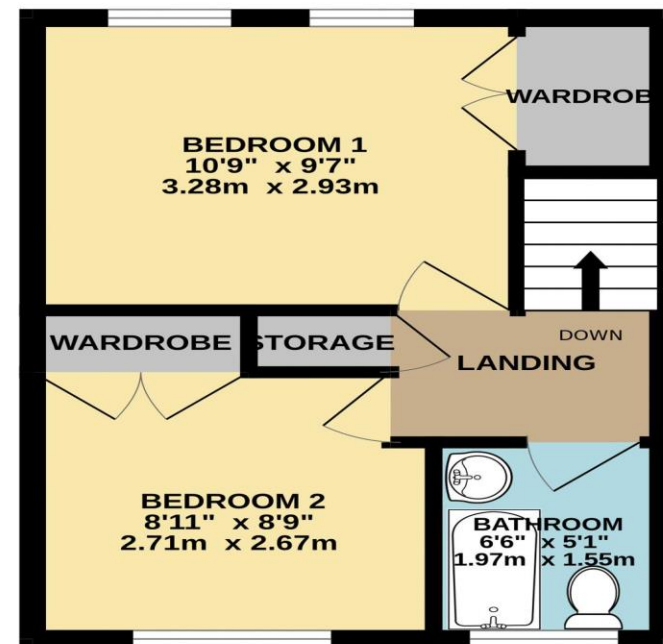
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 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

Composite entrance door with chrome furniture, window to side.

ENTRANCE HALL

Stairs to first floor, radiator, built in storage cupboard, door to:

LOUNGE 15' 1" x 13' 9" (*narrowing to 10'5*) (4.59m x 4.19m)

Picture window to front with fitted wooden blinds, radiator, understairs storage cupboard, door to:

KITCHEN 13' 8" x 7' 2" (4.16m x 2.18m)

White contemporary units with complimenting work surfaces, chrome handles, stainless steel sink with drainer and mixer tap, 4 burner gas hob with extractor above, integrated slimline dishwasher, space for washing machine and fridge/freezer, integrated electric oven and microwave, modern column radiator, downlighters, laminate flooring, window to rear garden and additional window and door leading to:

CONSERVATORY 9' 5" x 7' 7" (2.87m x 2.31m)

Good size conservatory with double casement doors leading to garden, radiator, laminate flooring.

ON THE FIRST FLOOR

LANDING

Wooden balustrade, access to loft space with loft ladder (combination boiler providing hot water and central heating throughout located in the loft).

BEDROOM 1 10' 8" x 9' 6" (3.25m x 2.89m)

Windows to front, radiator, built-in wardrobes and storage cupboard above.

BEDROOM 2 10' 8" x 8' 8" (3.25m x 2.64m)

Window to rear overlooking the garden, radiator, built-in wardrobes and storage cupboard above.

BATHROOM

White suite comprising compact panelled bath with electric power over, glass screen, low level WC, wash hand basin with cupboard beneath, heated towel radiator, window to rear, vinyl flooring, grey metro tiled walls

OUTSIDE

The front garden is a good size, with lawned area and shrubs. The rear garden is private and fully fenced, patio area adjacent to the property, lawned area with shrubs and private raised decked area at the rear perfect for entertaining, rear access and side pedestrian access with door into the garage en-bloc.

Directions

From Penenden Heath shopping parade proceed in a easterly direction into Penenden Heath, at the Chiltern Hundreds roundabout take the second exit into Sittingbourne Road, turning first left into Hampton Road taking 3rd turning on the left into Aldon Close, follow the road to the end turning right, and you will see the Ferris for sale board displayed, the house can be found at the end of the terrace in front of you.



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