



**12 Knowle Road  
Penenden Heath, Maidstone  
ME14 2BB  
Price £600,000**



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Maidstone  
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## Description

Classic 1930's semi detached house located in this delightful cul-de sac of similarly attractive properties, to which the present owners have built two substantial extensions, on the ground floor they have added a highly desirable kitchen/family room with a huge roof lantern bathing the room in light, additionally they have converted the roof space with a hip to gable extension, this transformation has created a family home of delightful proportion extending on 3 floors to just under 2000 square feet. Tastefully decorated and presented, set amidst a substantial plot measuring 155 ft x 30 ft with a south facing rear garden, shallow terracing and a pergola. There is a triple garage and ample parking, this really is the family house that keeps giving, highly recommended.

## Location

Penenden Heath is a highly sought after Northern suburb of Maidstone, conveniently placed within half a mile of the town centre. Penenden Heath itself is steeped in history and has shops providing for everyday needs, together with recreational facilities on the heath including tennis, bowls, numerous countryside walks and childrens play area and pre school. Educationally the area is well served with the local Sandling, Northborough and St Pauls schools catering for infant and juniors with a wider selection of schools and colleges for older children in and around the town centre. Maidstone itself has an excellent selection of amenities including shopping facilities at The Mall and Fremlins Walk, two museums, theatre, county library, multi screen cinema and two railway stations connected to library. The M20, A20, M2, M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel ports.

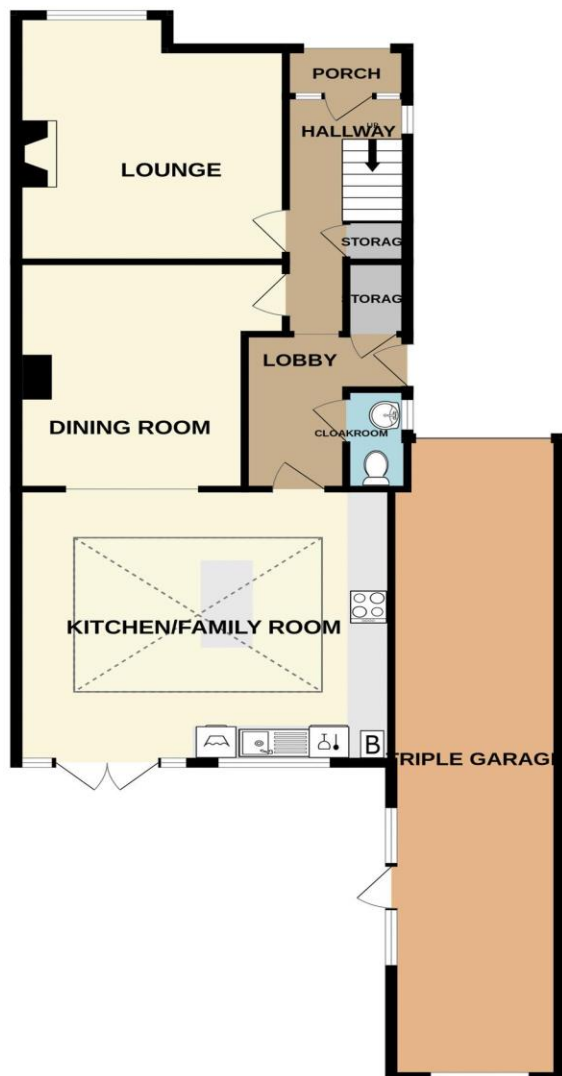
## Council Tax Band

## VIEWINGS STRICTLY BY APPOINTMENT

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



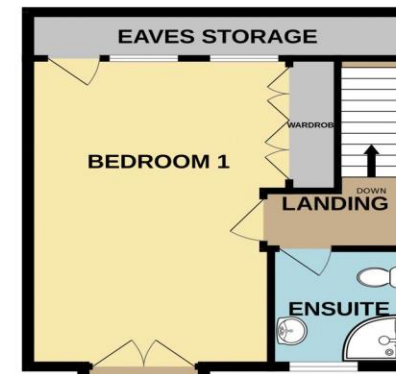
GROUND FLOOR  
1106 sq.ft. (102.8 sq.m.) approx.



1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



2ND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1990 sq.ft. (184.8 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 PORCH

With two outside lanterns, quarry tiled floor, half glazed composite entrance door with glazed side panels.

## ENTRANCE HALL

Continuous oak flooring, staircase to first floor, window to side, double radiator, understairs cupboard, leading to a Lobby with half glazed door to side, understairs storage cupboard, thermostatically controlled central heating.

## LOUNGE 14' 10" x 13' 0" (4.52m x 3.96m)

Recessed contemporary fireplace, square bay to front, double radiator, oak laminate flooring.

## DOWNSTAIRS CLOAKROOM

White contemporary suite, WC, wash hand basin with mixer tap, cupboard beneath, double radiator, window to side, ceramic tiled floor.

## DINING ROOM 13' 7" x 11' 0" (4.14m x 3.35m)

Continuous laminate flooring, recessed fireplace, double radiator, wide access to:

## KITCHEN/FAMILY ROOM 17' 8" x 16' 6" (5.38m x 5.03m)

A delightful room bathed in light from a substantial roof lantern, recessed low voltage lighting, contemporary range of door and drawer units with wood block effect work surfaces, featuring island unit with breakfast bar and wine cooler, four burner gas hob, with extractor hood above, oven beneath, integrated washing machine and dishwasher, stainless steel sink and mixer tap, window overlooking rear garden, double casement doors to

garden, all enjoying a southern aspect, ceramic tiled floor.

## ON THE FIRST FLOOR

### LANDING

With an attractive staircase and ballustrade, window to side.

## BEDROOM 2 15' 5" INTO BAY x 11' 3" (4.70m x 3.43m)

Extensive range of built-in bedroom furniture, double radiator.

## BEDROOM 3 13' 5" x 9' 6" (4.09m x 2.89m)

Extensive range of built-in wardrobe cupboards, window to rear, southern aspect, radiator.

## BEDROOM 4 9' 0" x 7' 8" (2.74m x 2.34m)

Window to front, radiator.

## BATHROOM 7' 6" x 7' 5" (2.28m x 2.26m)

Beautifully fitted white suite, bateau bath with chrome fittings, recessed shower cubicle, wash hand basin with integrated cupboard, low level WC, double aspect windows, ceramic tiled floor with Travertine relief. Chrome heated towel rail.

## ON THE SECOND FLOOR

### ENSUITE SHOWER ROOM

Luxuriously appointed ensuite with black corner power shower with black rainforest shower head, modern style Amtico flooring, white hand basin with

cupboard beneath, low level WC, black heated towel rail, window to rear, downlighters.

## BEDROOM 1 18' 4" x 12' 1" (5.58m x 3.68m)

Beautiful room with double aspect, luxuriously fitted wardrobes, two large Velux windows overlooking front, Juliette balcony overlooking rear garden, radiator. Eves storage cupboards.

## OUTSIDE

The property stands amidst a large plot, measuring 155' x 30'. To the front of the property is an extensive brick paved driveway with ample parking, grassed area with shrubs, driveway leading to attached triple length garage measuring 37' x 8' with automatic roller shutter door, personal door and windows.

The rear garden has a paved patio area adjacent to the house with shallow steps, and railway sleeper forming raised beds, leading to a formal lawn, with fully fenced, selection of fruit trees and Acer, mature Sycamore tree, extensive raised area with pergola, ideal for outside entertaining. The rear garden enjoys a southern aspect.

### Directions

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



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