

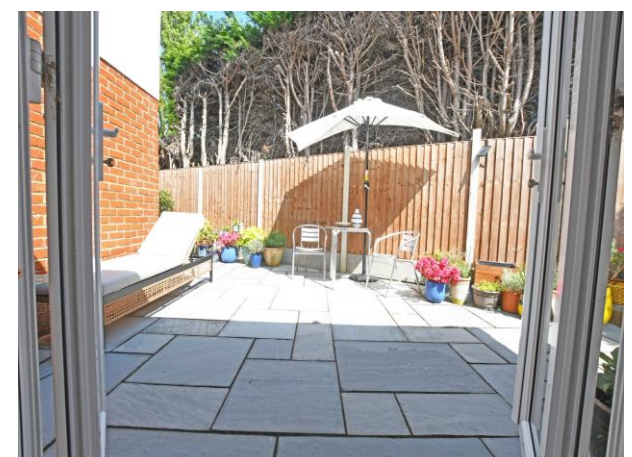


2b Wordsworth Road  
Penenden Heath, Maidstone  
ME14 2HH

Guide Price £350,000 to £375,000



**2b**  
**Wordsworth Road**  
**Penenden Heath**  
**Maidstone**  
**ME14 2HH**



Description

Unique opportunity to purchase this detached two bedroom home, built in 2010. The property is beautifully decorated throughout with new carpets and a recently refurbished shower room. The accommodation offers an entrance hall, downstairs cloakroom / utility room, an open plan lounge with stunning vaulted ceiling creating a wonderfully light and airy feel, kitchen diner, two bedrooms, shower room and low maintenance landscaped gardens which wrap around the property, allowing you to chase the sun all day! Viewing is highly recommended.

Location

There are a selection of shops that provide for everyday needs, recreational facilities on the heath which include tennis and bowls together with numerous countryside walks, a childrens play area and pre-school. Educationally the local Sandling School being within 1/4 of a mile caters for infants and juniors. The town centre is some 1 mile distant and offers a more comprehensive selection of amenities including 2 museums, theatre, county library, cinema complex, The Mall & Fremlins Walk shopping. There are two railway stations connected to London. For older children there is a wide selection of schools 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 channel ports. Mote Park is within 1 mile and has 450 acres, a boating lake, leisure centre and swimming pool.

Council Tax Band

E

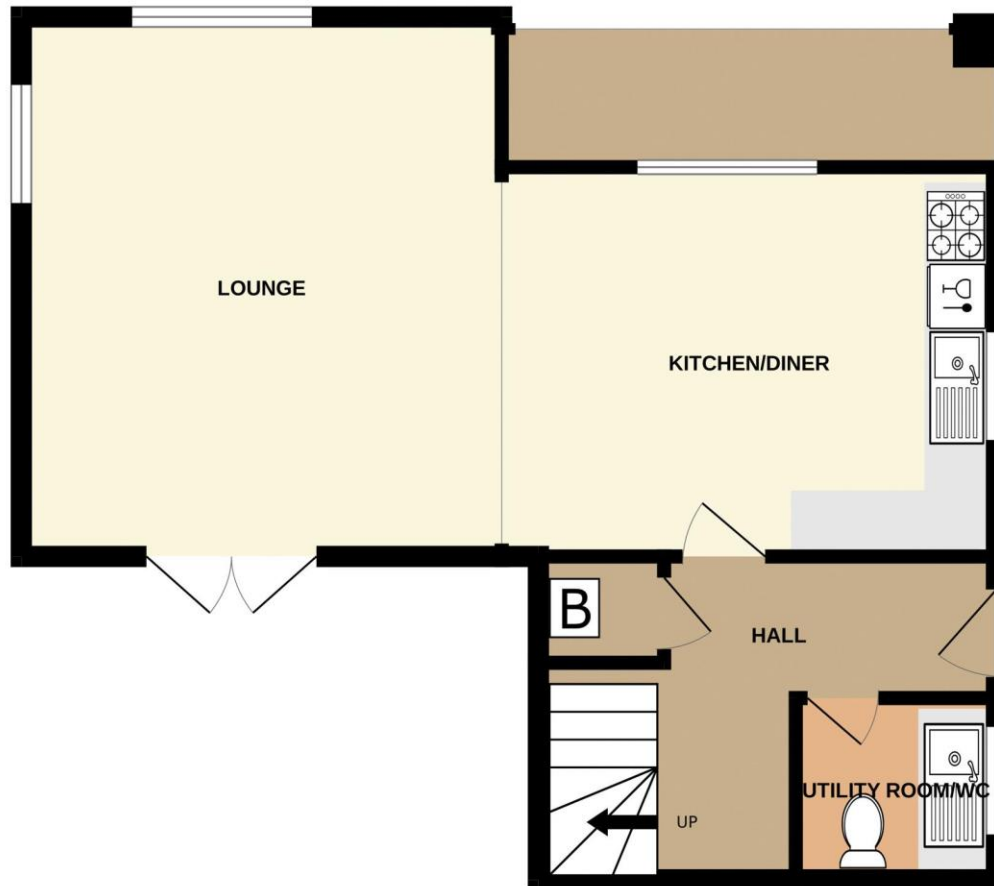
VIEWINGS STRICTLY BY APPOINTMENT

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

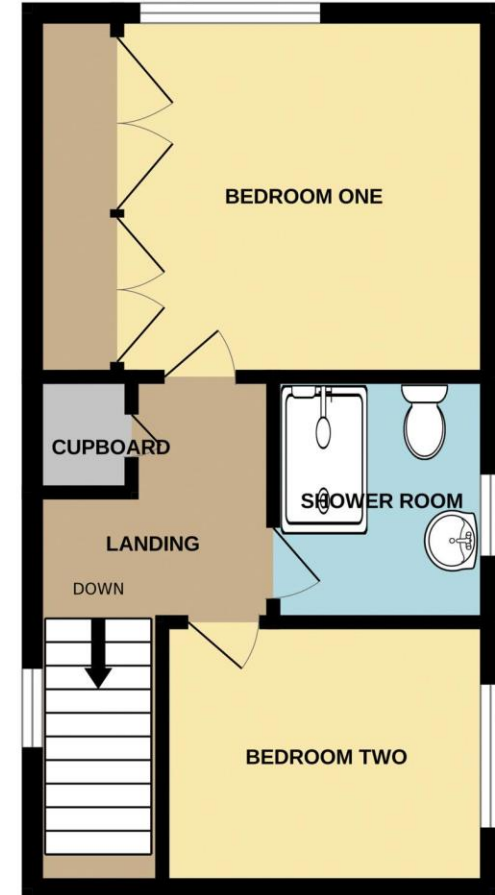


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 75 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

GROUND FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.7 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 HALL

Half glazed UPVC entrance door with outside light and meters cupboard, understairs storage cupboard housing Ideal wall mounted gas fired combination boiler supplying central heating and domestic hot water throughout, staircase to first floor, double radiator, consumer unit, wood effect laminate flooring, door to:

**UTILITY / CLOAKROOM** 5' 7" x 5' 1" (1.70m x 1.55m)

Range of units with working surface, stainless steel sink with mixer tap and drainer, plumbing for automatic washing machine, window to side with fitted shutter blind. Radiator, ceramic tiled floor, tiled splashbacks, low level W.C and extractor fan.

**KITCHEN DINER** 13' 9" x 10' 10" (4.19m x 3.30m)

Comprehensively fitted with units having cream door and drawer fronts, shaker style with stainless steel fittings and complementing working surfaces comprising one and half bowl stainless steel sink unit with mixer tap and drainer, a range of high and low level cupboards, integrated oven, four burner gas hob with stainless steel chimney style extractor hood above, integrated dishwasher, metro style tiled splash backs, ceramic tiled floor, double radiator, double aspect windows featuring window to front affording a southern aspect with fitted shutter blinds.

**LOUNGE** 15' 0" x 13' 4" (4.57m x 4.06m)

Dual aspect windows featuring picture window to front affording a southern aspect and window to side both with fitted shutter blinds, double casement doors overlooking rear garden, stunning vaulted ceiling with recessed low voltage lighting, wood effect laminate flooring, two radiators.

## ON THE FIRST FLOOR

### LANDING

Window to side over the stairs, access to roof space, built-in storage cupboard.

**BEDROOM 1** 10' 7" x 10' 0" (3.22m x 3.05m)

Fitted wardrobes, double radiator, window to front with fitted shutter blinds, southern aspect.

**BEDROOM 2** 9' 1" x 7' 5" (2.77m x 2.26m)

Window to side with fitted shutter blind, radiator.

**SHOWER ROOM** 6' 10" x 6' 0" (2.08m x 1.83m)

White suite with low level WC, was hand basin with mixer tap and drawers underneath, mirror and LED light mirrored cabinet above, step in shower cubicle with rainforest shower head and hand held shower head, glass shower screens, marble effect aqua boarding splashbacks, chromium plated heated towel rail, wood effect vinyl flooring, extractor fan, Velux window.

## OUTSIDE

To the front of the property is a lawned area with driveway providing parking for one vehicle, Laurel and fenced boundaries. The garden wraps around the entire property, mainly paved patio with some raised beds, fenced boundary at the rear, timber shed.

### Directions

From our Penenden Heath office proceed in a southerly direction into Boxley Road, taking the first turning on the right into Wordsworth Road and the property will be found a short distance along on the right.



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