



52 Sittingbourne Road
Maidstone
ME14 5HZ

Offers in the Region of £575,000

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Description

Rare opportunity to purchase this detached home set on a third of an acre plot. Built in 1959 and owned by only one family, the property offers huge scope and potential and would make the perfect forever home. With a large frontage set back from the road, a 180 ft secluded south east facing rear garden, and the accommodation extends to 1600 sq ft. Viewing is highly recommended. Sold with no forward chain. This secluded situation is highly desirable and delightfully convenient, within walking distance of award winning schools, main line station and the Town centre, all within 1/2 mile.

Location

Located on the favoured northern outskirts of the town within half a mile of the centre with it's excellent selection of amenities including shopping facilities at The Mall and Fremlins Walk, two museums, theatre, County library, multi-screen and two railway stations connected to London (fast service to London Bridge in under an hour). Educationally the area is well served with the local Eastborough, Valley Park, SST and Invicta Schools catering for infants, juniors and seniors. Within half a mile to east of the town is Mote Park with it's 450 acres, boating lake, leisure centre and municipal swimming pool. 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

F

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
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1019 sq.ft. (94.7 sq.m.) approx.

1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1600 sq.ft. (148.7 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 CANOPY

Outside light, UPVC entrance door with side panel window.

ENTRANCE HALL 16' 9" x 8' 3" (5.10m x 2.51m)

Herringbone hard wood flooring, radiator, understairs storage cupboard housing service meters and consumer unit, wall light points, stairs to first floor.

CLOAKROOM

Low level WC, corner hand basin with tiled splashback, radiator, window to side.

KITCHEN 11' 9" x 8' 4" (3.58m x 2.54m)

A range of matching units with working surfaces, acrylic one and a half bowl sink with drainer, window overlooking the rear garden, south eastern aspect, integrated oven with four burner electric hob, space for under counter fridge, plumbing for washing machine and dishwasher, larder cupboard with window to the side, wall mounted gas fired Baxi boiler, single casement door to rear garden, vinyl flooring, serving hatch to:

DINING ROOM 11' 6" x 11' 0" (3.50m x 3.35m)

Herringbone hard wood flooring underneath the carpet, radiator, window to rear overlooking the garden, south eastern aspect.

LOUNGE 16' 10" x 12' 5" (5.13m x 3.78m)

Tiled fireplace with raised hearth and fitted living flame gas fire, herringbone hard wood flooring underneath carpet, double radiator, sliding glass doors to:

CONSERVATORY 11' 7" x 10' 6" (3.53m x 3.20m)

Polycarbonate roof, double casement doors to rear garden, electric, light and power.

ON THE FIRST FLOOR

LANDING 14' 5" x 8' 4" (4.39m x 2.54m)

Triple aspect windows over the stairs, walk in storage cupboard with shelving and window to front.

BEDROOM 1 16' 5" x 12' 5" (5.00m x 3.78m)

Double aspect windows overlooking the front and rear gardens, pleasant outlook, double radiator.

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

Radiator, window to rear overlooking the garden, south eastern aspect.

BEDROOM 3 12' 0" x 8' 6" (3.65m x 2.59m)

Built-in airing cupboard housing water cylinder, access to roof space, radiator, window to rear, south eastern aspect.

BATHROOM 7' 3" x 6' 0" (2.21m x 1.83m)

White suite, low level WC, wash hand basin with mixer tap, panelled bath with shower over and glass shower screen, half tiled walls, vinyl flooring, radiator, window to side.

OUTSIDE

Set in a third of an acre plot, the property has a large frontage, very secluded and set back from the road (70 ft in depth), with a gravel driveway with ample parking, a formal lawned area, well stocked with mature trees and shrubs, hedged boundaries, detached brick built garage measuring 16'10 by 9' with up and over entry door, side pedestrian access. The rear garden is spectacular, south east facing, very secluded and measuring a depth of 180 ft and width of 55 ft. There is a paved patio adjacent to the house, a generous lawned area and even your own patch of woodland at the rear. A gravel seating area with paved border, pedestrian access to the garage, two further brick built store rooms and a timber shed, outside tap, outside lights, water butt, fully fenced and hedged boundaries and well stocked with a selection of mature trees and shrubs. Covered area measuring 18' by 9' 9".

Directions

From our Penenden Heath office proceed in an easterly direction into Penenden Heath Road at the Chiltern hundreds take the second exit into Sittingbourne Road and the property will be found approximately half a mile along on the left hand side.



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