



**47 Downs View Road  
Penenden Heath, Maidstone  
ME14 2JF  
Price £495,000**



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**Maidstone**  
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## Description

Individually built detached house set amidst an elevated plot with a sunny aspect and stunning views to the front over the North Downs, southern aspect to the rear with a secluded garden. Well maintained offering spacious adaptable accommodation spread over two floors extending to approximately 1100 sq ft. Gas heating and UPVC double glazed windows, offered with no forward chain. Viewing highly recommended.

## Location

Located in this well established residential position in the heart of Penenden Heath. Close to a preschool, infant and junior school. The Heath is within a 1/4 of a mile with tennis, bowls, and numerous countryside walks. There are shops providing for everyday needs and regular bus services from Sandling Lane into the town centre. The town offers excellent shopping facilities at The Mall and Fremlins Walk, two museums, a theatre, county library, multi-screen cinema and two railway stations connected to London. To the east of the town is Mote park with its 450 acres, boating lake, leisure centre and swimming pool. There is a wider selection of schools and colleges for older children 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 The Channel Ports.

## Council Tax Band

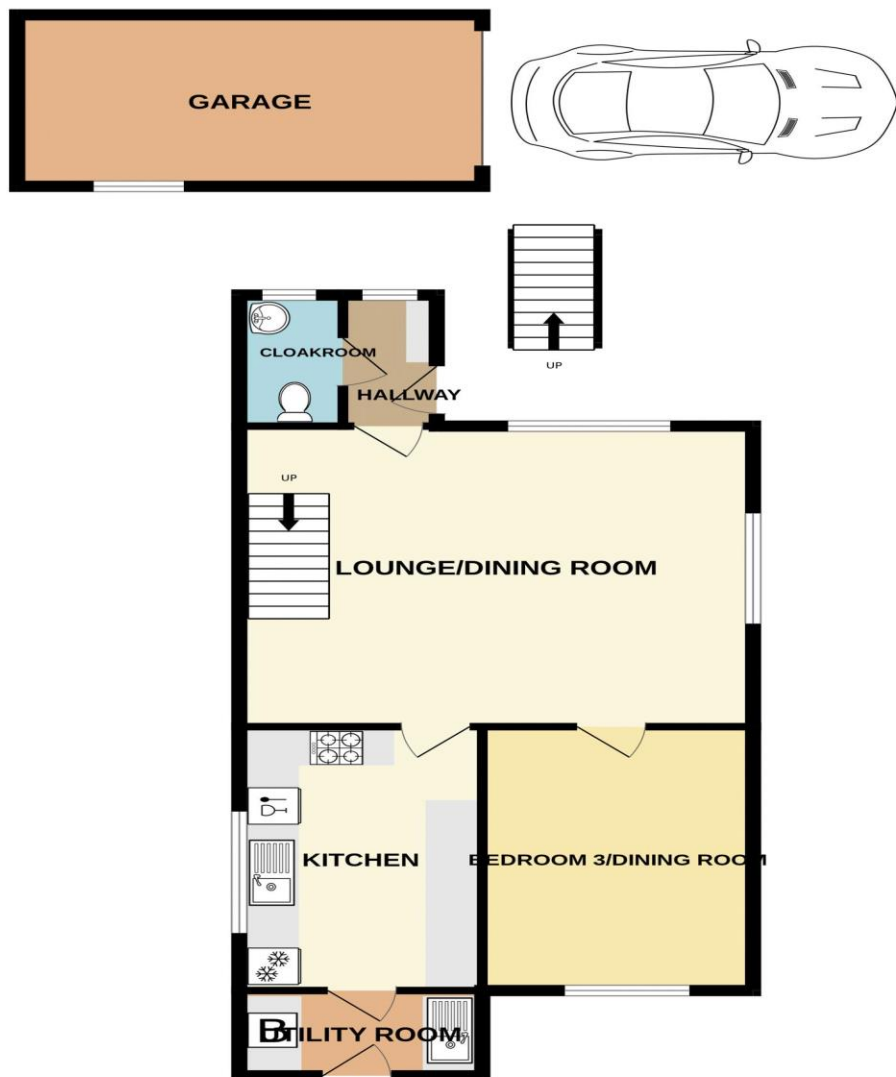
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## VIEWINGS STRICTLY BY APPOINTMENT

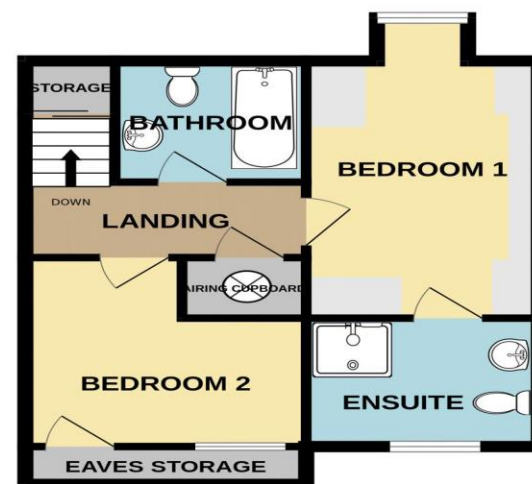
**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



GROUND FLOOR  
813 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.3 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

Laminate flooring, radiator, window to front, half glazed UPVC entrance door with leaded light panel.

### CLOAKROOM

Laminate flooring, hand wash basin, low level WC, radiator, window to front.

**LOUNGE / DINING ROOM** 18' 9" x 15' 9" (5.71m x 4.80m)

Triple aspect windows, staircase to first floor, two radiators. Door to:

**SEPARATE DINING ROOM / BEDROOM 3** 13' 6" x 9' 6" (4.11m x 2.89m)

Radiator with decorative cover, window to rear, southern aspect.

**KITCHEN** 13' 9" x 8' 6" (4.19m x 2.59m)

Comprehensively fitted with units with complimenting granite effect working surfaces, ceramic furniture, one and a half bowl stainless steel sink, mixer tap, integrated fridge freezer, dishwasher, four burner gas hob, extractor hood above and oven beneath, radiator, ceramic tiled floor, window to side, fitted blind, pelmet and downlighters, glazed door to:

**UTILITY ROOM** 8' 6" x 4' 6" (2.59m x 1.37m)

Matching range of high and low level cupboards and working surfaces, Vaillant gas fired boiler supplying heating and domestic water throughout, stainless steel sink, window to side, plumbing for washing machine, glazed door to garden, southern aspect.

## ON THE FIRST FLOOR

### LANDING

Built-in linen cupboard, radiator, access to roof space.

**BEDROOM 1** 16' 3" (max) x 8' 6" (4.95m x 2.59m)

Extensive range of built-in bedroom furniture, headboard recess with bedside cabinets, laminate flooring, dormer window to front, stunning views, radiator.

**EN-SUITE SHOWER ROOM** 8' 6" x 6' 3" (2.59m x 1.90m)

White suite, twin shower cubicle, thermostatic mixer, wash hand basin with mixer tap and cupboard beneath, tiled splashback with mosaic border, tiled flooring, low level WC, radiator, Velux window.

**BEDROOM 2** 10' 3" x 9' 6" (3.12m x 2.89m)

Radiator, eaves storage cupboard, Velux window, southern aspect.

### BATHROOM

White suite, gold plated fittings, panelled bath with mixer tap and hand shower, pedestal hand basin, low level WC, tiled splashbacks, tiled flooring.

## OUTSIDE

To the front of the property is a brick garage measuring 17' by 8' with electric, light and power, up and over entry door and window to side. Approached by a driveway providing additional parking. Steps leading to the front entrance door with rockery beds, lawn, hand rail, shrubs including Laburnum, side pedestrian access and outside lighting. The rear garden is south facing and extends to approximately 30 ft and is pleasantly secluded, fully fenced and well stocked with trees and shrubs. Paved patio area adjacent to house, partly sunken decked terrace with timber balustrade, timber garden shed and lawned area.

### Directions

From our Penenden Heath office proceed in a westerly direction into Sandling Lane, taking the first turning on the right into Downs View Road. Follow the road until the end and turn left at the hammerhead. The property can be found at the end of the cul de sac.



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