



52 Penenden Heath Road
Penenden Heath, Maidstone
ME14 2DE
OIRO £495,000

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Maidstone
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Description

Highly desirable 1930's Clarke & Epps semi detached house cleverly extended, presented in excellent order, arranged on two floors extending to 1250 sq ft. Set amidst a mature plot with ample parking and a 60 ft south facing rear garden. The present owners have thoroughly enjoyed living at no.52 over the last 35 years, this really is an ideal family home with space for everyone, excellent local amenities close by, sought after local schooling and recreational facilities on Penenden Heath.

Location

Situated in this highly sought after and well established residential position, with views over Penenden Heath which itself has great links with the past, being an original Saxon meeting point. Today Penenden Heath is a sought after northern suburb of the County town with it's own distinct character, many of the properties built in the 1930's. There is a parade of shops which provides for everyday needs together with recreational facilities on the Heath including tennis, bowls, together with numerous countryside walks and a children's play area. There are a selection of pre-schools in the area and the local Sandling School being within a quarter of a mile caters for infants and juniors. Maidstone town centre is some one mile distant and offers a more comprehensive selection of amenities including the recently opened Fremlins Walk shopping area, two museums, theatre, county library and two railway stations connected to London. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports. Mote Park is within one mile and 900 acres, boating lake, leisure centre and swimming pool. There are a wider selection of schools in and around the town centre for older children.

Council Tax Band

E

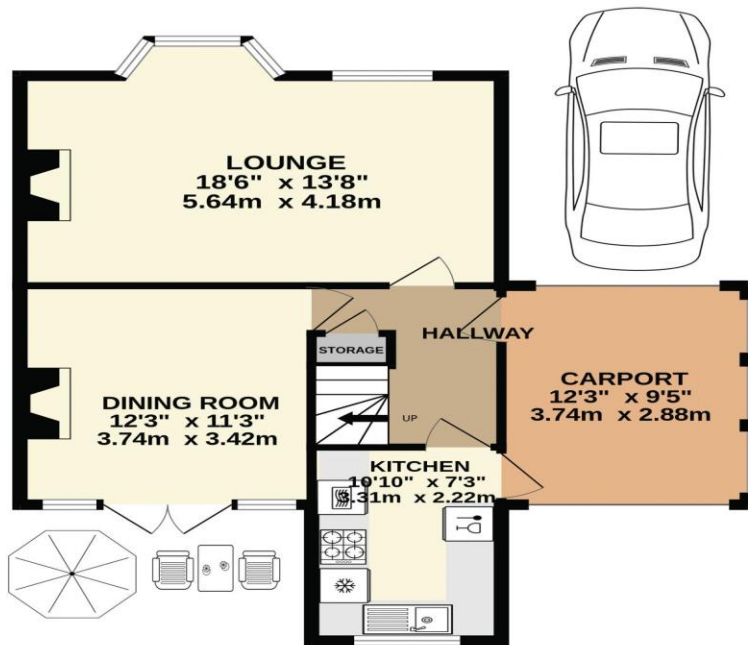
VIEWINGS STRICTLY BY APPOINTMENT

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

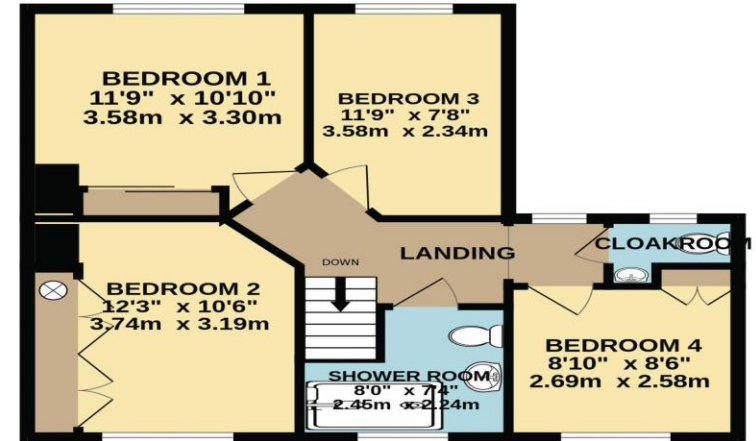


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (119.9 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 9' 0" x 7' 4" (2.74m x 2.23m)

Staircase to first floor with decorative balustrade, under stairs storage cupboard, radiator, partly glazed entrance door.

LOUNGE 18' 8" x 12' 0" (5.69m x 3.65m)

Contemporary fireplace with oak surround, granite hearth, fitting living flame gas fire, wall light points, picture rail, two windows to front with stained glass fan lights featuring an oriel bay with deep sill, double radiator.

DINING ROOM 12' 8" x 11' 0" (3.86m x 3.35m)

Wood laminate flooring, contemporary fireplace, oak surround, marble hearth, living flame fire, picture rail, double casement doors and windows overlooking rear garden, southern aspect, double radiator.

KITCHEN 10' 7" x 7' 2" (3.22m x 2.18m)

Comprehensively fitted with units having beech wood finish door and drawer fronts, bevelled edge, stainless steel fittings, granite effect working surfaces, acrylic sink with chrome mixer tap, range of high and low level cupboards, four burner gas hob with concealed extractor fan, eye level oven and grill, tiled flooring, plumbing for dishwasher, tiled splashbacks, window overlooking rear garden, southern aspect, radiator.

ON THE FIRST FLOOR

LANDING

Access to roof space, window to front, fitted blind, staircase with timber balustrade.

BEDROOM 1 12' 0" x 11' 0" (3.65m x 3.35m)

Window to front with stained glass fan lights, double radiator, contemporary range of built-in wardrobe cupboards in Japanese style, low level storage cupboard.

BEDROOM 2 12' 8" x 11' 0" (3.86m x 3.35m)

Two double built-in cupboards, one arranged as a wardrobe, the other as an airing cupboard, low level storage cupboard, radiator, window overlooking rear garden, fitted aspect, southern aspect.

BEDROOM 3 11' 0" x 7' 3" (3.35m x 2.21m)

Window to front with stained fan lights and fitted blind, radiator.

BEDROOM 4 8' 0" x 8' 2" (2.44m x 2.49m)

Window overlooking rear garden, southern aspect, radiator, built-in storage cupboard.

CLOAKROOM

White contemporary suite, chromium plated fittings, wash hand basin with mixer tap and cupboard under, low level WC, window to front with fitted blind, half tiled walls, ceramic tiled floor, radiator.

SHOWER ROOM 7' 5" x 7' 1" (2.26m x 2.16m)

Twin shower cubicle with Myra shower unit, hung wash hand basin with mixer tap, low level WC, vinyl flooring, fully tiled walls with decorative mosaic border tile, heated towel rail, window to rear, southern aspect.

OUTSIDE

To the front of the property is an extensive brick paviour driveway with ample parking for numerous vehicles, retained terraced area with railway sleepers, plum slate, trees and shrubs. Pillared car port with pedestrian access to the rear garden. Detached concrete sectional garage measuring 17'4" by 7'8" currently used as a utility area with plumbing for washing machine, tumble dryer, space for fridge freezer. The rear garden is a particular feature of the property and extends to 56 ft, fully fenced, enjoying a southern aspect with brick paviour patio with dwarf brick walls and shallow steps leading to formal lawned area, well stocked with trees and shrubs, enjoying an excellent degree of seclusion.

Directions

From our Penenden Heath office proceed in an easterly direction into Penenden Heath Road and the property will be found along on the right hand side.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN

