



2 Penhurst Close
Weaving, Maidstone
ME14 5BT
Guide Price £275,000

2
Penhurst Close
Weaving
Maidstone
ME14 5BT



Description

Well presented end of terrace house, built in 2014, forming part of this most attractive neo-georgian style building. Located in a most convenient residential position adjacent to Weaving Green and excellent local amenities. The accommodation enjoys a south eastern aspect creating a light and airy interior an ideal first time buy ,investment opportunity, downsize or singleton. With an expected monthly income of £1350.

Location

Located in this well established and highly sought after residential position in the heart of the Grove Green development, with it's excellent selection of local amenities which include a parade of shops with supermarket, chemist, doctors surgery, pub and community centre. Educationally the local St John's School is highly regarded and there is easy access to both Vinters Park and Mote Park with the later having 450 acres, boating lake, leisure centre and municipal swimming pool. For commuters the mainline railway station in Bearsted is approximately one mile distant with connections to London on the Victoria Line. Maidstone town centre is some two miles distant and offers a more comprehensive selection of amenities including a wider range of schools for older children and two museums, theatre, County library and multi-screen cinema. 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
C

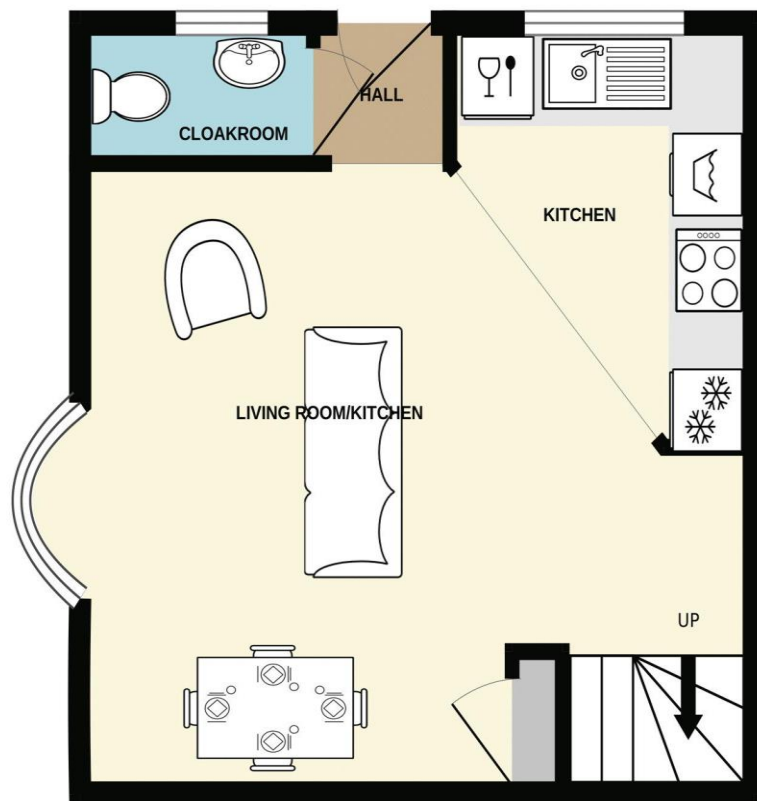
VIEWINGS STRICTLY BY
APPOINTMENT

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

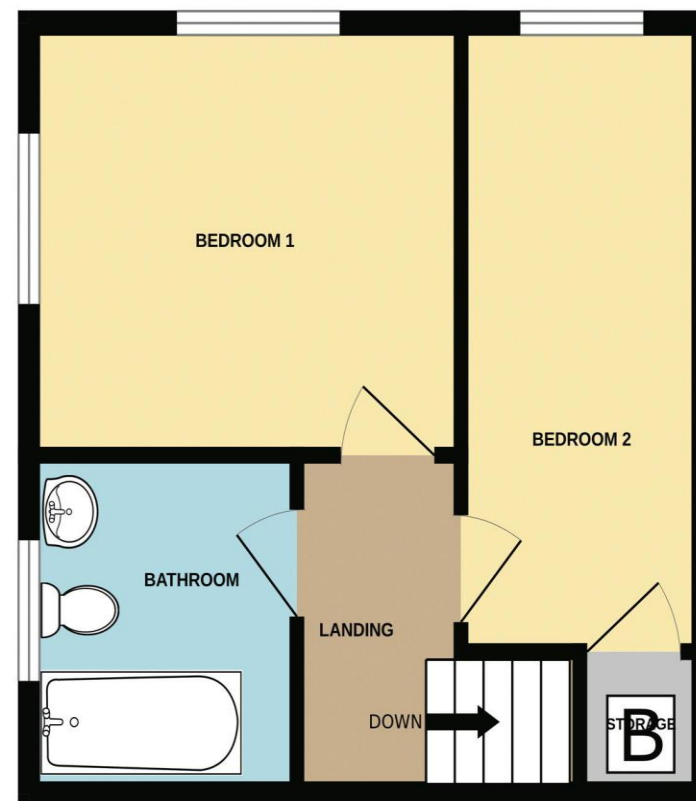


Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
329 sq.ft. (30.5 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 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.
Made with Metropix ©2025



ON THE GROUND FLOOR

Entrance canopy, outside light.

ENTRANCE HALL

Partly glazed composite entrance door, integrated door mat, recessed low voltage lighting. Thermostatic control for heating.

CLOAKROOM

White contemporary suite, chrome plated fittings, pedestal hand basin, mixer tap, tiled splash back, low level WC, double radiator, ceramic tiled floor, modern consumer unit, recessed low voltage lighting.

LIVING ROOM 18' 0" x 18' 0" (5.48m x 5.48m)

Deep bay window to side, fitted blinds, understairs storage cupboard, staircase to first floor with timber balustrade and newel post, two double radiators.

KITCHEN AREA

Range of white high gloss door and drawer fronts, with complimenting granite effect working surfaces, and upstand. Stainless steel sink with mixer tap, high and low level cupboards, 4 burner gas hob, oven and grill beneath, extractor above, integrated Candy washing machine, integrated Neve dishwasher, Integrated fridge and freezer, extractor fan, ceramic tiled floor, window to front, south eastern aspect, blind.

ON THE FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 10' 5" x 9' 0" (3.17m x 2.74m)

Double aspect windows, cupboard, radiator, thermostatic control for heating.

BEDROOM 2 14' 4" x 6' 4" (4.37m x 1.93m)

Radiator, window to front, south eastern aspect, fitted blind.

BATHROOM

White suite, panelled bath with independent shower over, rainforest head, glass shower screen, pedestal wash hand basin, shaver point, low level WC, window to front, south eastern aspect, chrome heated towel rail, ceramic tiled floor, extractor fan.

OUTSIDE

Adjacent to the front door is an allocated parking space for 1 vehicle, there is a good sized area of side garden extending to approximately 100ft, with Lavender, Agapanthus, Ivy, Ceanothus and Cedar. At the rear is a further area of garden, fully fenced and extending to 26ft, laid to lawn with railway sleepers, timber garden shed, south western aspect.

Directions

From our Penenden Heath Office proceed in an easterly direction into Penenden Heath Road, at the Chiltern Hundreds roundabout take the second exit onto Bearsted Road, passing the Hilton Hotel on the left, at the next roundabout take the second exit passing the entrance to Newnham Court shopping village. At the next roundabout take the third exit into New Cut, at the next roundabout take the first exit into Grove Wood Drive, passing the entrance to Tesco's Supermarket, take the first turning on the right, passed the community centre and the property will be found a short distance 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

