



3 Wordsworth Road
Penenden Heath, Maidstone
ME14 2HH
Guide Price £500,000

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Description

Splendid 1930's semi located in the heart of Penenden Heath. Extended to create this substantial family house with well proportioned rooms throughout on 3 floors 1600 Square feet. Set amidst a large plot with a 76' foot rear garden, ample parking to the front with charging point and garage. Traditional porch and entrance hall, shower room with downstairs toilet, snug lounge, stunning kitchen/diner/family room, 4 double bedrooms, study, 2nd floor shower room and family bathroom. Gas heating, oak internal doors, double glazing. 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

D

VIEWINGS STRICTLY BY APPOINTMENT

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

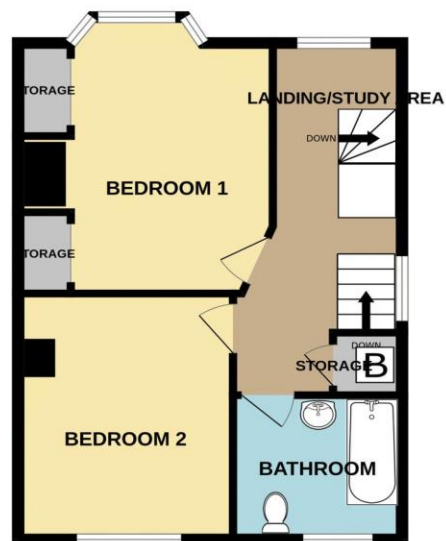


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



2ND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 1614 sq.ft. (150.0 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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ENTRANCE

Steps leading to Keyhole style porch, decorative wooden front entrance door with feature stainless glass windows and side panels.

ENTRANCE HALL

Decorative tiled floor, oak doors, radiator, stairs to first floor, two understairs storage cupboards, door leading to:

CLOAKROOM/SHOWER ROOM 8' 0" x 5' 1" (2.44m x 1.55m)

Tiled floor, white wash hand basin with antique style brass fittings, low level WC, double walk in black shower cubicle with pink herringbone tiled walls, brass shower fittings, black heated towel rail, downlighters.

LOUNGE 11' 6" x 14' 1" (3.50m x 4.29m)

Bay window to front, oak flooring, feature open fireplace with antique brass inlay. cornice, radiator.

KITCHEN/DINING FAMILY ROOM 18' 3" x 25' 2" (5.56m x 7.66m)

Oak flooring, two radiators, white high gloss door and drawer fronts, black sparkle granite worksurfaces, double eye level oven with four burner gas hob and extractor above, glass splash back, white butler sink with chrome mixer tap, white feature herringbone tiled walls, island unit with pendant lights over, two roof lights, integrated dishwasher, space for american style fridge freezer, microwave, and oven with warming drawer, door to garage, full width black bi-fold doors overlooking rear garden.

ON THE FIRST FLOOR

LANDING

Airing cupboard housing Worcester boiler, radiator, window to front, space for home office, stairs leading to:

BEDROOM 1 12' 1" x 14' 1" (3.68m x 4.29m)

Picture window to front with far reaching views over the downs, two recessed storage areas, radiator.

BEDROOM 2 10' 2" x 12' 6" (3.10m x 3.81m)

Window to rear overlooking garden, radiator.

BATHROOM 8' 0" x 7' 4" (2.44m x 2.23m)

Tiled flooring, white suite, panelled bath with glass shower screen, electric rainforest shower over, low level WC, wash hand basin with cupboard beneath, window to front. fully tiled walls, downlighters, chrome heated towel rail.

ON THE SECOND FLOOR

BEDROOM 3 7' 11" x 18' 11" (2.41m x 5.76m)

Velux window to front with fabulous views, window to rear overlooking rear garden, downlighters, radiator. Space saving door.

BEDROOM 4 8' 10" x 9' 8" (2.69m x 2.94m)

Window to rear, radiator, downlighters. Space saving door.

BATHROOM

White suite, low level WC, wash hand basin with cupboard beneath, velux window, tiled floor, full width glass shower screen with chrome fittings.

OUTSIDE

To the front the property benefits from a fully block paved driveway with shrub borders, parking for 6 cars, including a car charger, access to the garage - 19'2 by 8' which incorporates a small workshop, plumbing for washing machine. Roller door, light and power. The south facing rear garden is a good size (76')with patio adjacent to the property, steps up to lawned area with brick retaining wall, additional lawned area with shrubs and flowers, pedestrian door to garage.

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 left hand side.



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