



3 The Hedges
Penenden Heath, Maidstone
ME14 2JW
Asking Price £400,000

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Description

Spacious semi-detached family house, well established position in Penenden Heath. Well decorated and presented on a level plot with a 55ft rear garden. Rear vehicular access to the garage, further off road potential to the front. Pleasant wooded outlook to the front, well proportioned rooms arranged over 2 floors to just under 1000 square feet, new heating. Highly recommended.

Location

Located in a sought after position overlooking fields to the front in the highly desirable position of Penenden Heath area of North Maidstone with local shops which provide for everyday needs which include recreational facilities on The Heath including Tennis, Bowls together with numerous countryside walks, children's play area and Pre school. Educationally the area is well served with the local Sandling school catering for infants and juniors being within a 1/4 of a mile. Maidstone town centre is some 1 1/4 miles distant and offers a more comprehensive selection of amenities including two railway stations connected to London, two museums, theatre, County library, multi-screen cinema and excellent shopping facilities at The mall and Fremlins Walk. 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 offer direct vehicular access to both London and The Channel Ports.

Council Tax Band
D

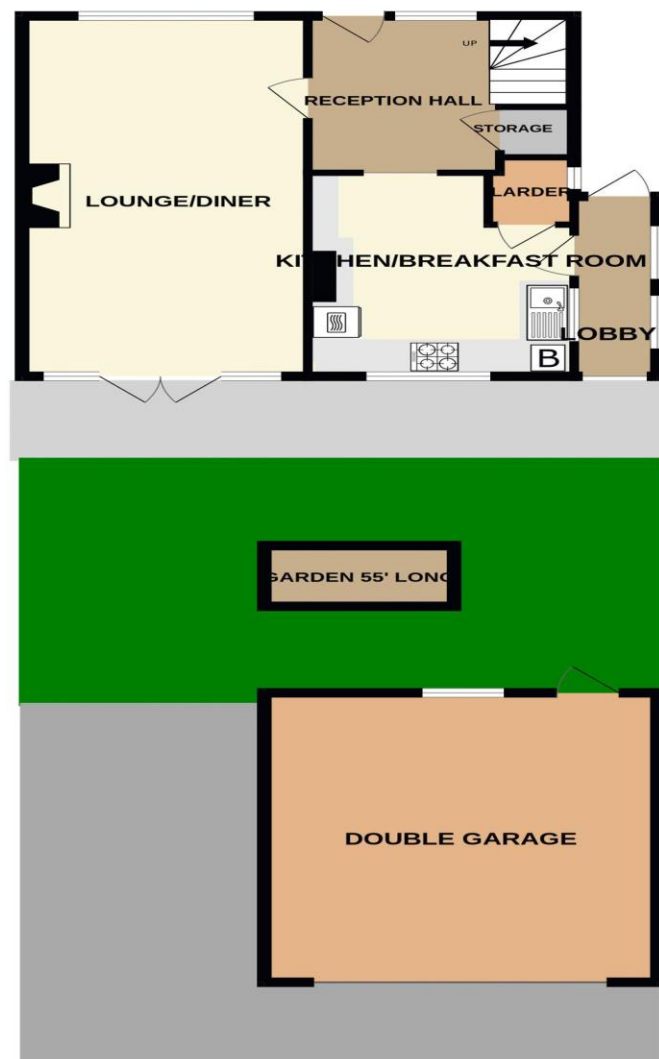
VIEWINGS STRICTLY BY APPOINTMENT

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		79 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR





ON THE GROUND FLOOR

SPACIOUS HALLWAY 10' 2" x 9' 9" (3.10m x 2.97m)

Partly glazed entrance door with glass block panel to side. Staircase to first floor. Understairs cupboard. Modern pillared radiator, laminate flooring.

THROUGH LOUNGE/DINING ROOM 22' 1" x 11' 8" (6.73m x 3.55m)

Window to front western aspect, modern pillared radiator. Double casement doors and windows overlooking the rear garden - eastern aspect. Cement beam in the appearance of wood, log burner with slate hearth, laminate flooring.

KITCHEN 12' 4" x 10' 2" (3.76m x 3.10m)

Fitted with painted oak finish door and drawer fronts, antique style fittings, complementing working surface. Stainless steel sink and mixer tap. 4 burner electric hob. Eye level oven and grill. Plumbing for washing machine. Double aspect windows. Ceramic tiled floor. Half glazed UPVC door to side. Shelved and ventilated larder cupboard, tiled splashbacks.

ON THE FIRST FLOOR

LANDING

Window to side. Access to loft space. Vaillant combination boiler.

BEDROOM 1 12' 7" x 11' 8" (3.83m x 3.55m)

Pillared modern radiator, Window to front - western aspect.

BEDROOM 2 12' 0" x 10' 4" (3.65m x 3.15m)

Built in wardrobe cupboard. Window overlooking rear garden - eastern aspect. modern pillared radiator.

BEDROOM 3 9' 5" x 7' 4" (2.87m x 2.23m)

Window to front - western aspect. modern pillared radiator. storage cupboard.

BATHROOM

White contemporary suite, panelled bath. Shower cubicle with electric fittings, pedestal wash hand basin. Built in storage cupboard. Heated towel rail. Window to side, half tiled walls, vinyl flooring.

SEPARATE WC

Laminate flooring, low level WC, window to side.

OUTSIDE

To the front of the property is a lawned area with brick boundary wall, brick paviour pathway, well stocked with shrubs. Outside lighting. Side pedestrian access. The rear garden is fully fenced and extends to 40ft. Paved patio area adjacent to house. Lawn and shrubs. Former detached concrete sectional garage within the fenced boundary and rear vehicular access. (measuring 15'10 x 18') with up and over entry door. Outside tap.

Directions

From our Penenden Heath office, turn right onto the Sandling Lane, take the 3rd turning on the right into The Hedges, property will be found on the left hand side where our for sale board will be displayed.



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