



9 Raymer Road  
Penenden Heath, Maidstone  
ME14 2JQ  
OIEO £575,000

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Description

Exceptionally Spacious 5-Bedroom Detached Home in the Heart of Penenden Heath Situated in a prime non-estate position in the heart of sought-after Penenden Heath, this exceptionally spacious and cleverly extended detached home offers the perfect blend of comfort, convenience, and long-term potential. Boasting five double bedrooms, this versatile property is ideal for growing families. The thoughtfully designed extension enhances the flow and function of the home, creating bright, flexible living areas that can adapt to your lifestyle. The property benefits from two separate driveways, providing plentiful parking, and enjoys peaceful views of greenery to the rear – a rare find so close to town. Located just moments from highly regarded local schools, a range of local amenities, and excellent transport links, this home offers both tranquility and connectivity. With great potential throughout, this property presents a wonderful opportunity to create your forever family home in one of Maidstone's most desirable locations.

Location

Located in the heart of Penenden Heath with it's excellent selection of local amenities including shops, providing for everyday needs, recreational facilities on the Heath including tennis, bowls and numerous countryside walks, a children's play area and pre-school. Educationally the area is well served with the local Sandling School being within 100 metres catering for infants and juniors. Maidstone town centre is some one mile distant and offers a more comprehensive selection of amenities including three railway stations connected to London. The County town also has a theatre, two museums and County library. 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  
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.

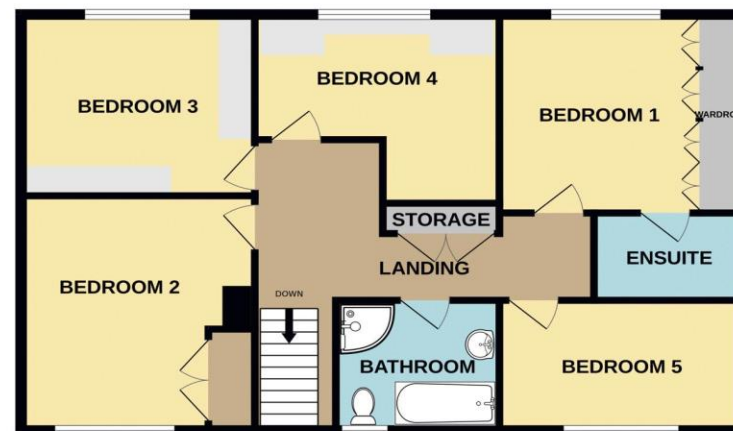


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 52 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

GROUND FLOOR  
1008 sq.ft. (93.6 sq.m.) approx.



1ST FLOOR  
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA : 1868 sq.ft. (173.5 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 PORCH

Quarry tiled flooring, outside light, solid oak entrance door painted red with glazed window side panel.

### ENTRANCE HALL

Solid oak stripped flooring, radiator.

### STUDY 10' 3" x 7' 3" (3.12m x 2.21m)

Window to front, built-in desk with oak work surface and cupboards beneath, built-in storage cupboard, low voltage recessed lighting.

### CLOAKROOM

White suite with chrome fittings, low level WC, wash hand basin with mixer tap, tiled splashbacks with mosaic border, radiator and vinyl flooring.

### DINING ROOM 12' 1" x 10' 4" (3.68m x 3.15m)

Window to front with fitted vertical blinds, solid oak stripped flooring, radiator. Wide opening to:

### LOUNGE 23' 4" x 12' 0" (7.11m x 3.65m)

Continuous solid oak stripped flooring, contemporary fire surround with granite hearth and a Bioethanol real flame, smokeless, eco-friendly fire. Window to the front with fitted vertical blinds, double casement doors to the rear garden, built-in TV unit with cupboards beneath and shelf above, staircase to the first floor.

### KITCHEN 12' 9" x 11' 10" (3.88m x 3.60m)

A range of cream units with complimenting granite effect working surfaces, breakfast bar, stainless steel one and a half bowl sink with drainer and mixer tap, window overlooking the rear garden, Rangemaster cooker with 5 burner gas hob and AEG extractor hood above, space for dishwasher, water softener, under counter lighting, ceramic tiled flooring, tiled splashbacks, low voltage recessed lighting. Opening to:

### BREAKFAST ROOM 12' 10" x 6' 9" (3.91m x 2.06m)

Large window and single casement door with decorative glass pane leading into the rear garden, door to:

### UTILITY ROOM 7' 3" x 4' 9" (2.21m x 1.45m)

Oak work surface with cupboards above housing consumer unit and gas service metre, space for fridge freezer, washing machine and tumble dryer. Wall mounted gas fired Worcester combination boiler with digital display supplying domestic hot water and central heating throughout, low voltage recessed lighting.

## ON THE FIRST FLOOR

### LANDING

Spacious landing with two windows over the stairs, access to two roof spaces, built-in airing cupboard.

### BEDROOM 1 12' 7" (max) x 11' 5" (3.83m x 3.48m)

Window to front, radiator, extensive built-in wardrobe cupboards and drawers. Door to:

### EN-SUITE SHOWER ROOM 7' 6" x 5' 0" (2.28m x 1.52m)

This room is ready to transform into a fabulous en-suite shower room, all the plumbing work has been completed, shower tray and window to side.

### BEDROOM 2 12' 8" x 12' 1" (3.86m x 3.68m)

Window to rear with beautiful views, built-in wardrobes and storage cupboard above, radiator, sage green panelling to one wall.

### BEDROOM 3 11' 10" x 10' 4" (3.60m x 3.15m)

Window to front, radiator, double built-in wardrobe cupboards, built-in desk with oak work surface and cupboards beneath.

### BEDROOM 4 11' 10" x 10' 9" (3.60m x 3.27m)

Window to front, radiator, a range of built-in furniture including a wardrobe, desk with oak work surface, drawers and further storage cupboards.

### BEDROOM 5 12' 8" x 7' 0" (3.86m x 2.13m)

Window to rear with stunning views, radiator.

### BATHROOM 8' 3" x 7' 2" (2.51m x 2.18m)

Modern suite in white with chrome fittings, low level WC, vanity with cupboards beneath and wash hand basin with mixer tap, wall mounted LED light up mirror, double ended bath with mixer tap and handheld shower head, step in shower cubicle with aquaboarding, Mira electric shower with rainforest shower head and handheld shower head, glass shower screen, extractor fan, chromium plated heated towel rail, window to rear, tile effect vinyl flooring, fully tiled walls.

## OUTSIDE

The property boasts two driveways and extensive lawned area to the front and two pedestrian gates on either side of the property to the rear garden. The rear garden is mostly laid to lawn, with a fantastic timber built garden store measuring 10'6" by 6' and workshop measuring 12'7" by 7'8" with electric, light and power. Surrounded by greenery the property has beautiful views to the rear, fully fenced boundaries, outside light and outside tap.

## Directions

From our Penenden Heath Office proceed in a westerly direction into Sandling Lane, taking the first turning on the right into Downsview Road, second right into Ashburnham Drive and first right into Raymer Road. The property will be found a short distance along on the left hand side.



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