



43 Salisbury Road
Penenden Heath, Maidstone
ME14 2TY

Guide Price £350,000 to £375,000

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Description

Beautifully presented Edwardian town house, sought after tree lined road on the favoured Northern outskirts, within easy access of the Town Centre (1/2 a mile distant). Spacious and well fitted with potential for a loft conversion. Traditional solid timber kitchen with appliances, two separate living rooms, original period fireplaces and internal doors throughout. Huge bathroom with bath and separate shower, three bedrooms, 60 ft rear garden, sold with no forward chain.

Location

Located in this sought after tree-lined road on the favoured northern outskirts of the town. Conveniently placed within 1/2 mile of the town centre with it's excellent selection of amenities which include two museums, theatre, County library, multi-screen cinema, two railway stations connected to London, excellent shopping facilities at the Mall and Fremlins Walk and a wide selection of schools and colleges for all children. The M20/A20/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

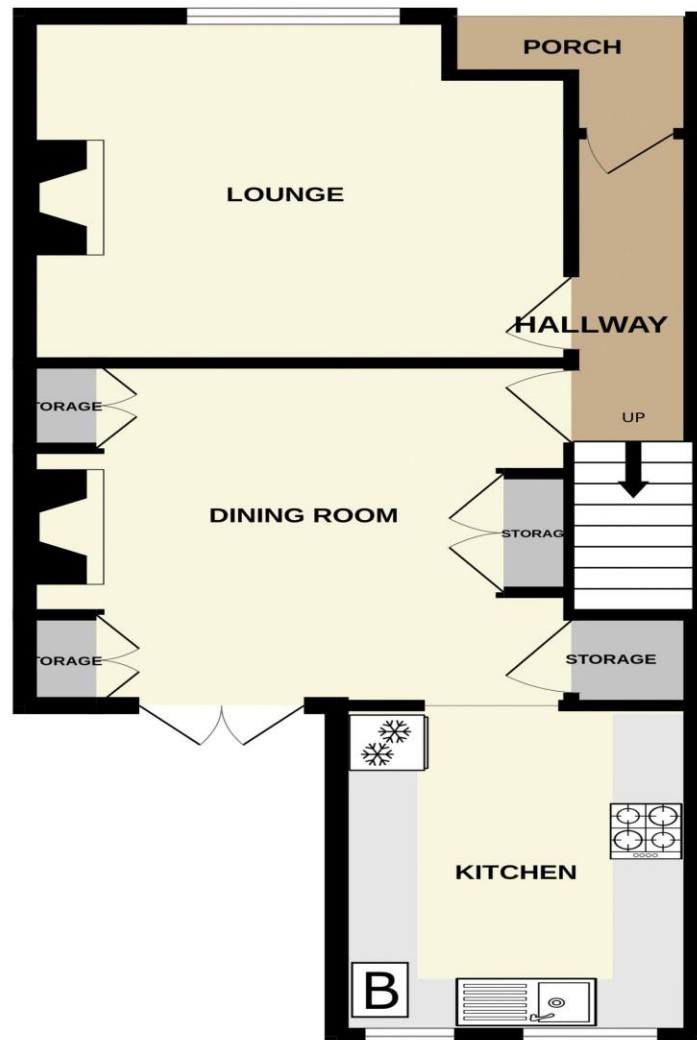
VIEWINGS STRICTLY BY
APPOINTMENT

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

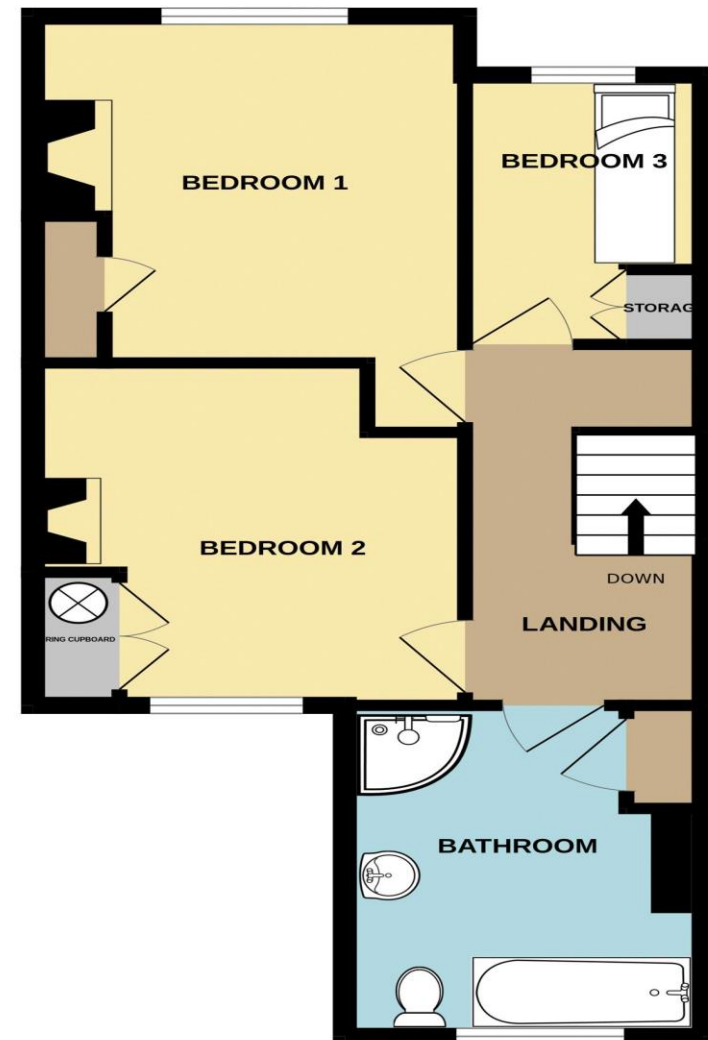


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
481 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 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

Original solid stripped pine doors with chrome furniture.

ENTRANCE CANOPY

Outside light, original quarry tiled flooring, composite entrance with decorative window panes.

ENTRANCE HALL

Oak laminate flooring, recessed door mat, double radiator, original cornicing, stairs to first floor.

LOUNGE 13' 5" x 12' 0" (4.09m x 3.65m)

Contemporary cast iron fireplace with inset living flame gas fire, antique pine surround with inset slate and slate hearth, original cornicing, window to front, double radiator.

DINING ROOM 13' 0" x 11' 10" (3.96m x 3.60m)

Original Edwardian cast iron fireplace with decorative cowl, raised basket and slate hearth, range of built-in bespoke antique pine dresser units with ceramic furniture, drawers and decorative pillisters, double casement door to the rear garden, double radiator, oak laminate flooring, picture rail and dado rail, built-in understairs storage cupboard.

KITCHEN 11' 5" x 8' 10" (3.48m x 2.69m)

Comprehensive range of high and low level units with antique pine door and drawer fronts with ceramic furniture and pillisters, inset tiled working surfaces with matching splashbacks to half height, Hotpoint under counter fridge, stainless steel one and a half bowl sink with mixer tap and drainer, Bush cooker with oven, grill and 4 burner gas hob, cupboard with pull out bin, plumbing for washing machine and dishwasher, three windows to the rear

and side, low voltage recessed lighting, ceramic tiled floor.

ON THE FIRST FLOOR

LANDING 11' 10" x 6' 2" (3.60m x 1.88m)

Pine balustrade, access to roof space.

BEDROOM 1 12' 0" x 10' 10" (3.65m x 3.30m)

Original cast iron fireplace with decorative cowl and raised basket, radiator, window to front, built-in storage cupboard.

BEDROOM 2 12' 0" x 10' 9" (3.65m x 3.27m)

Original cast iron fireplace with decorative cowl and raised basket, built-in airing cupboard housing water cylinder, radiator, window to rear.

BEDROOM 3 9' 6" x 5' 10" (2.89m x 1.78m)

An extensive range of built-in bedroom furniture including a cabin bed with drawers under, wardrobe with mirrored doors, bedside table, further storage cupboard with shelving and drawers beneath, wall mounted shelf, window to front, radiator.

BATHROOM 11' 5" x 8' 10" (3.48m x 2.69m)

Extremely spacious bathroom with pine flooring and panelling to dado height, white suite with traditional chrome fittings, low level WC, pine panelled bath with hand held shower and tiled splashback, step in shower cubicle with glass shower screen, wash hand basin, built-in storage cupboard, exposed brick chimney breast with recess, pillared radiator, beamed ceiling, window to rear and low voltage recessed lighting.

OUTSIDE

The front of the property has original quarry tiled steps with granite lips, original cast iron boot scraper, paved area with flowering shrub, walled boundaries and bin store area, stainless steel planters, outside light.

The rear garden is 60 ft long and has a patio adjacent to the house, trellis with ornamental planting, shallow steps to a lawned area bordered with mature shrubs and trees including Hydrangeas, Fuchsias and Fig tree, further patio area to the rear with brick-built BBQ, implement store of block work construction, fully fenced and outside tap.

Directions

From our Penenden Heath Office proceed in a southerly direction into Boxley Road and Salisbury Road will be found fifth turning along on the left hand side. The property will be found on the left hand side.



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