



26 Salisbury Road
Penenden Heath, Maidstone
ME14 2TX
£350,000 - £375,000

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Description

Fantastic opportunity to purchase this spacious Victorian town house arranged over 4 floors extending in all to just over 1400sq'. Situated in this sought after tree lined road on the favoured northern outskirts of the county town. The property features a lounge with box bay window and wood burning stove, original stripped hard wood flooring to the ground floor, dining room, kitchen, conservatory, three double bedrooms, a study / nursery, fitted bathroom, gas fired Worcester boiler and a south east facing rear garden. Viewing is highly recommended.

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

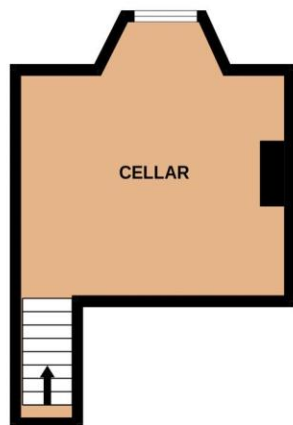
VIEWINGS STRICTLY BY
APPOINTMENT

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		
69-80	C		75 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

BASEMENT
197 sq.ft. (18.3 sq.m.) approx.



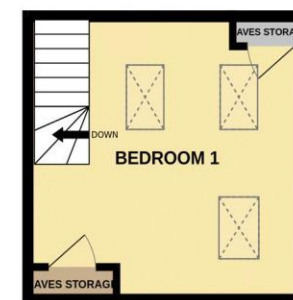
GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



2ND FLOOR
208 sq.ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA : 1431 sq.ft. (132.9 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 CANOPY

Approached by checkerboard tiled pathway with an attractive arched entrance, hand made tiled walls, hardwood entrance door with chrome furniture.

ENTRANCE HALL

Original stripped hard wood floor boards, radiator, stairs to first floor.

DINING ROOM 13' 6" x 11' 9" (4.11m x 3.58m)

Continuous hard wood flooring, radiator, French doors through to:

LOUNGE 14' 5" (into bay) x 11' 9" (4.39m x 3.58m)

Continuous hard wood flooring, decorative feature fireplace with fitted wood burning stove and bressummer beam above and cast iron hearth, radiator, box bay window with dual windows to front.

KITCHEN 13' 5" x 8' 5" (4.09m x 2.56m)

Comprehensive range of units with sage green shaker style door and drawer fronts, wood block working surfaces, tiled splashbacks, ceramic butler sink with chrome mixer tap, space for dishwasher, washing machine, fridge freezer, cooker and extractor hood, single casement door and window to the side, ceramic tiled flooring, door to cellar, door to:

CONSERVATORY 8' 5" x 6' 6" (2.56m x 1.98m)

Quarry tiled flooring, polycarbonate roof, double doors leading to the garden.

ON THE LOWER GROUND FLOOR

CELLAR 20' 4" x 14' 6" (6.19m x 4.42m)

Currently used for storage. Light and power.

ON THE FIRST FLOOR

LANDING

Wooden balustrade, spacious downstairs recess.

BATHROOM

White suite with chrome fittings, panelled bath and shower over, low level WC, wash hand basin with built in cupboards beneath, tiled floor, aqua board panelling, window to rear, wall mounted gas fired Worcester boiler supplying central heating and domestic hot water throughout, radiator.

STUDY / NURSERY 7' 1" x 5' 4" (2.16m x 1.62m)

Radiator, window to side.

BEDROOM 2 13' 6" x 9' 2" (4.11m x 2.79m)

Good sized double room, window to rear, radiator.

BEDROOM 3 11' 4" x 8' 11" (3.45m x 2.72m)

Dual windows to front, built-in shelving storage, radiator.

LOBBY

Stairs to second floor.

BEDROOM 1 14' 8" x 14' 2" (4.47m x 4.31m)

Spacious double bedroom with some restricted head height. triple Velux windows to front and rear, two cupboards providing eaves access. The cupboard facing the rear has access to roof space and additional storage. low voltage recess lighting, radiator.

OUTSIDE

To the front there is a decorative quarry tiled pathway leading to the arched entrance canopy, paved area for storage, walled and wrought iron railing boundaries. The rear garden faces south east and measures approximately 37 ft, with a paved patio area adjacent to house, side return, decked area with recessed ornamental pond, timber shed and rear pedestrian access, well stocked with established shrubs including Fig Tree, Contorted Hazel, Honeysuckle and Eucalyptus, 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.



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