



16 Faraday Road
Penenden Heath, Maidstone
ME14 2DB
OIEO £900,000

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Maidstone
ME14 2DB**



Description

Stunning 1930's traditionally designed detached residence with substantial parking and a detached double garage. Extended to create this substantial family home, measuring just under 2,000 sq ft. Located in this delightful tree lined cul de sac, thought of as being the most sought after in the borough of Maidstone. Built by the renowned master builders Clarke & Epps and subsequently extended. Set amidst a third of an acre plot, inclined to the south west, a horticulturalist's dream! With extensive lawns and swathes of colour from the deep herbacious borders, flanked by mature trees creating seclusion. The present owners have been in occupation for over 40 years and have thoroughly enjoyed both the house and gardens. Viewing is a must, this could be the forever home of your dreams!

Location

Situated in this highly sought after and well established residential position, a stones throw from Penenden Heath which itself has great links with the past, being an original Saxon meeting point. Today Penenden Heath is a sought after northern suburb of the County town with it's own distinct character, many of the properties built in the 1930's. There is a parade of shops which provides for eveyday needs together with recreational facilities on the Heath including tennis, bowls, together with numerous countryside walks and a children's play area. There are a selection of pre-schools in the area and the local Sandling School being within a quarter of a mile caters for infants and juniors. Maidstone town centre is some one mile distant and offers a more comprehensive selection of amenities including the recently opened Fremlins Walk shopping area, two museums, theatre, county library and two railway stations connected to London. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports. Mote Park is within one mile and 900 acres, boating lake, leisure centre and swimming pool. There are a wider selection of schools in and around the town centre for older children.

Council Tax Band

G

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	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1319 sq.ft. (122.5 sq.m.) approx.



1ST FLOOR
837 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA : 2156 sq.ft. (200.3 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

Brick built entrance porch with UPVC entrance door with leaded light window, quarry tiled flooring.

ENTRANCE HALL 11' 3" x 7' 0" (3.43m x 2.13m)

Original oak entrance door painted in a striking sage green, 1/2 glazed with decorative glass and brass furniture. Stairs to first floor, radiator, understairs storage cupboard, large walk in cloaks cupboard with leaded light feature window to front and housing service meters, archway to alcove with window to rear.

LOUNGE 18' 6" x 12' 0" (5.63m x 3.65m)

Living gas flame feature fireplace with stone surround, oak mantels and polished slate hearth with attached display area, window to front and two leaded light windows to the side, two double radiators, picture rail, sliding glass doors to:

CONSERVATORY 12' 5" x 10' 10" (3.78m x 3.30m)

Offering the most stunning views over the garden, south west facing, ceramic tile flooring, glass roof, single casement door to the rear garden, wall light point.

DINING ROOM 18' 3" x 11' 3" (5.56m x 3.43m)

Beautiful bay window to front with curved radiator running along the width of the bay, picture rail, door to:

STUDY 9' 8" x 7' 10" (2.94m x 2.39m)

Window to front and to side, radiator.

KITCHEN 12' 0" x 10' 0" (3.65m x 3.05m)

A comprehensive range of high and low level units with oak door and drawer fronts and a complimenting marble effect working surface and breakfast bar, stainless steel one and a half bowl sink with drainer, four burner gas hob with extractor hood above, integrated eye level Stoves oven and grill, window overlooking the rear garden, metro tiling splashbacks, tile effect vinyl flooring, radiator, low voltage recessed lighting, 1/2 glazed door to:

REAR LOBBY 5' 0" x 5' 7" (1.52m x 1.70m)

Ceramic tile flooring, double casement doors to the garden. Door to:

CLOAKROOM

White low level WC, window to rear and vinyl flooring.

UTILITY ROOM 8' 5" x 9' 0" (2.56m x 2.74m)

A range of cupboards, stainless steel sink with drainers either side, wall mounted gas fired Worcester boiler (installed 3 years ago), space for washing machine and tumble dryer, window to side, vinyl flooring.

ON THE FIRST FLOOR

LANDING

Large picture window above the stairs with a south western aspect allowing the landing to be filled with natural light, radiator, access to loft space (which is boarded, insulated and has a light and ladder), built-in airing cupboard housing water cylinder.

BEDROOM 1 18' 3" x 12' 0" (5.56m x 3.65m)

Another beautiful bay window to front with curved radiator running along the width of the bay, built-in

wardrobes with mirrored sliding doors, picture rail, arched opening to:

EN-SUITE SHOWER ROOM 9' 4" x 7' 10" (2.84m x 2.39m)

Very spacious room with a white suite with chrome fittings, low level WC, wash hand basin with mixer tap and cupboards beneath, shower with glass screen and curtain rail, heated towel rail, window to front, aqua-boarded walls and vinyl flooring, low voltage recessed lighting.

BEDROOM 2 12' 0" x 9' 2" (3.65m x 2.79m)

Window to front, radiator, wash hand basin, picture rail.

BEDROOM 3 12' 0" x 9' 0" (3.65m x 2.74m)

Two windows to the rear overlooking the garden, radiator, picture rail.

BEDROOM 4 10' 0" x 9' 0" (3.05m x 2.74m)

Fitted wardrobes, window overlooking the rear garden, radiator, arched opening to:

BEDROOM 5 10' 2" x 9' 4" (3.10m x 2.84m)

Window overlooking the rear garden, radiator.

BATHROOM

White suite with chrome fittings, floating wash hand basin, panelled bath with shower over, window to front, fully tiled walls, radiator and vinyl flooring.

Directions

From our Penenden Heath office proceed in an easterly direction into Penenden Heath Road and take the first right into Faraday Road, the property will be found at the end of the cul de sac.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN

