



14A Wordsworth Road  
Penenden Heath, Maidstone  
ME14 2HH

Guide Price £225,000 to £250,000



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Description

Offered with no forward chain, this light and airy two-bedroom first floor maisonette is situated in the heart of Penenden Heath. Boasting a private entrance, the accommodation comprises an entrance hall, spacious living room, well-appointed kitchen, two bedrooms, and a bathroom.

Outside, the property benefits from its own private garden area and off-road parking for two vehicles – a rare and valuable feature in this location. Positioned within easy reach of excellent local amenities, well-regarded schools, and superb transport links, this home offers both convenience and comfort.

Maidstone Town Centre is just a short distance away, providing a wide array of shopping, dining, and entertainment options. Ideal for first-time buyers, downsizers, or investors, this charming maisonette combines a prime location with practical living space.

Location

There are a selection of shops that provide for everyday needs, recreational facilities on the heath which include tennis and bowls together with numerous countryside walks, a childrens play area and pre-school. Educationally the local Sandling School being within 1/4 of a mile caters for infants and juniors. The town centre is some 1 mile distant and offers a more comprehensive selection of amenities including 2 museums, theatre, county library, cinema complex, The Mall & Fremlins Walk shopping. There are two railway stations connected to London. For older children there is a wide selection of schools in and around the town centre. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and channel ports. Mote Park is within 1 mile and has 450 acres, a boating lake, leisure centre and swimming pool.

Council Tax Band

B

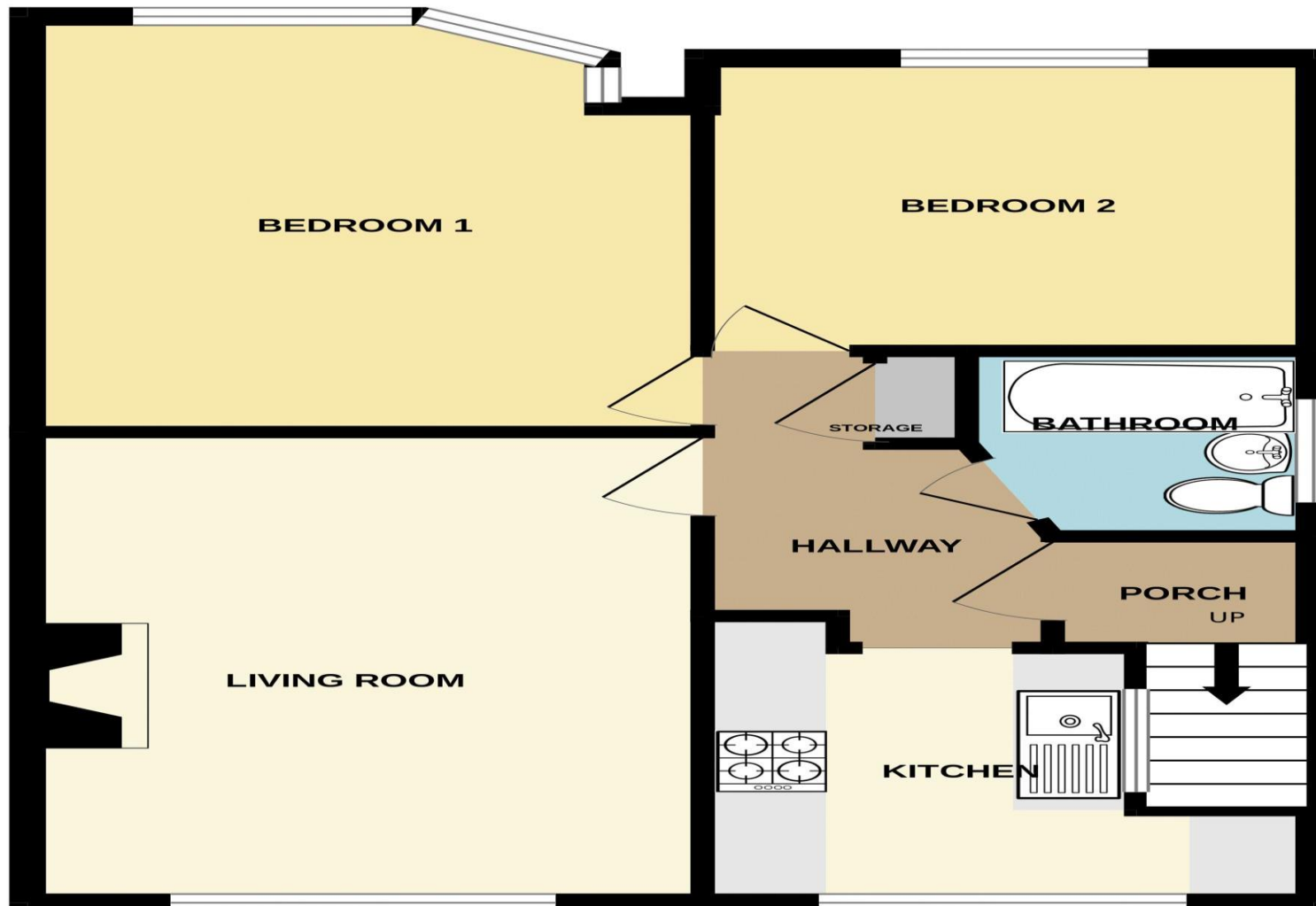
VIEWINGS STRICTLY BY APPOINTMENT

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		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 558 sq.ft. (51.8 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

The entrance to the property is on the side with a staircase leading up to the entrance door.

### ENTRANCE HALL

Access to roof space, built-in storage cupboard.

### LIVING ROOM 15' 2" x 10' 8" (4.62m x 3.25m)

Light and airy room with huge picture window to the rear overlooking the garden with distant views of the North Downs, fluted timber fire surround with inset marble and matching raised hearth with living flame gas fire, four wall light points and radiator.

### KITCHEN 10' 0" x 9' 9" (max) (3.05m x 2.97m)

Range of high and low level units with painted cream wooden door and drawer fronts with complimenting granite effect working surfaces, four burner gas hob with extractor hood above and oven beneath, integrated fridge freezer, stainless steel sink with mixer tap and drainer, extended to the rear with plumbing for washing machine and further work top, wall mounted Potterton boiler, laminate flooring and two radiators.

### BEDROOM 1 12' 0" x 10' 7" (3.65m x 3.22m)

Half bay window to the front, radiator and picture rail.

### BEDROOM 2 9' 10" x 9' 4" (2.99m x 2.84m)

Window to front, radiator and picture rail.

### BATHROOM 5' 10" x 5' 0" (1.78m x 1.52m)

White suite with chrome fittings, low level WC, wash hand basin, panelled bath with Triton Agio shower and glass bi-folding screen, window to side, radiator and extractor fan.

## OUTSIDE

The property benefits from a private garden area measuring 35' by 27' to the rear which incorporates double concrete hardstanding with parking for two vehicles approached by a shared driveway, lawned area and timber shed.

## Directions

From our Penenden Heath office proceed in a southerly direction into Boxley Road, taking the first turning on the right into Wordsworth Road and the property will be found a short distance along on the right.



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