



8 St. Francis Close
Penenden Heath, Maidstone
ME14 2FR
OIRO £825,000

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Description

Located in the sought-after area of North Maidstone, this impressive five-bedroom detached home offers spacious, modern family living within easy reach of local amenities, mainline stations, and excellent schools, including the highly regarded Sandling Primary School. Built by Linden Homes, the property extends to 2,217 sq ft and is beautifully presented throughout. It features a newly fitted modern kitchen, elegant French shutters throughout, and a bright conservatory leading to a south-east facing garden perfect for enjoying morning and afternoon sun. 5 excellent size bedrooms, 3 reception rooms. Situated near the historic Penenden Heath, an area with roots dating back to Viking times, the home enjoys a peaceful yet convenient location just a short walk from Maidstone town centre. Highly recommend viewing this beautiful property in this very popular road.

Location

Penenden Heath is a highly desirable suburb of North Maidstone steeped in history with a selection of local amenities including shops providing for everyday needs, recreational facilities on the Heath including tennis, bowls, together numerous countryside walks, children's play area and pre-school. Educationally the area is well served with the local Sandling School catering for infants and juniors being some 1/4 mile distant. The town centre is easily accessed by regular bus services from the Boxley Road with excellent shopping facilities at Fremlins Walk and The Mall, two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. For older children there is a variety of schools and colleges in and around the town centre. 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

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	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1375 sq.ft. (127.8 sq.m.) approx.



1ST FLOOR
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 2217 sq.ft. (206.0 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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ENTRANCE HALL

Spacious entrance hall, wood laminate flooring, half glazed composite door with glazed side panels, outside lighting, staircase to first floor with decorative ballustrade, radiator with decorative cover.

CLOAKROOM

White suite, pedestal wash hand basin, low level WC, laminate flooring, radiator, window, tiled splashback.

LOUNGE 18' 6" x 15' 3" (5.63m x 4.64m)

A generously proportioned room with double aspect windows, french shutters to the front, Western aspect, 2 double radiators, elegant limestone fireplace with raised hearth and mantle, fitted living flame gas fire, 2 wall light points, double casement doors to:

CONSERVATORY 12' 0" x 12' 0" (3.65m x 3.65m)

Ceramic tiled floor, polycarbonate roofing, double glazed windows and casement doors overlooking the rear garden, South Eastern aspect.

SNUG 13' 8" x 11' 5" (4.16m x 3.48m)

A highly adaptable room, currently used as a TV snug, Oriole bay window to front and further window to side, both with french shutters, double radiator.

OPEN PLAN KITCHEN/DINING ROOM 23' 1" x 12' 3" (7.03m x 3.73m)

Walnut effect laminate flooring, kitchen area beautifully fitted with traditional grey units with chrome handles, Belagio quartz worktops and upstands, white enamel sink unit with chrome mixer tap, 4 burner induction hob, with extractor above, double eye level and microwave, integrated

dishwasher, fridge/freezer and wine cooler. Dining area with double casement doors, french shutters, 2 vertical radiators, wall lights and recessed low voltage ceiling lighting. Double casement return doors to lounge.

UTILITY ROOM 8' 0" x 5' 6" (2.44m x 1.68m)

Fitted with sink unit, space for washing machine, wall mounted gas fired boiler, radiator, door to side.

ON THE FIRST FLOOR

LANDING 15' 10" x 5' 10" (4.82m x 1.78m)

Window to front, western aspect, built in storage cupboard, built in linen cupboard, timber balustrade, access to loft.

BEDROOM 1 12' 5" x 9' 8" (3.78m x 2.94m)

Window to rear eastern aspect, radiator, white french shutters.

ENSUITE DRESSING ROOM 10' 0" x 7' 5" (3.05m x 2.26m)

Built in wardrobe cupboard with sliding doors, further double and single built in wardrobe cupboard, window to side, Southern aspect, french shutters.

ENSUITE BATHROOM 7' 10" x 6' 0" (2.39m x 1.83m)

White suite, wash hand basin, mixer tap, full width walk in shower with glass screen, rainforest shower head, display niche, low level WC, fully tiled marble effect wall tiles, ceramic tiled floor, window eastern aspect. Chrome heated towel rail.

BEDROOM 2 13' 8" x 10' 5" (4.16m x 3.17m)

Window to front Western aspect, radiator, double built in wardrobe cupboard, french shutters.

BEDROOM 3 10' 2" x 9' 10" (3.10m x 2.99m)

Window overlooking rear garden, Eastern aspect, radiator, french shutters.

BEDROOM 4 10' 3" x 8' 7" (3.12m x 2.61m)

Built in wardrobe cupboard, sliding door, window to front, Western aspect, radiator, french shutters.

BEDROOM 5 9' 7" x 7' 10" (2.92m x 2.39m)

Window to rear, Eastern aspect, double radiator, french shutters.

FAMILY BATHROOM 7' 10" x 7' 9" (2.39m x 2.36m)

White suite, panelled bath, shower cubicle, wash hand basin with integrated cupboards beneath, low level WC, ceramic tiled floor, window affording a Southern aspect, radiator

OUTSIDE

To the front of the property is a lawned area with shrubs providing all year round colour, mature Oak tree, to the south of the property is a double garage, 17'9 x 17'6 with twin up and over doors, light and power, overhead storage, personal door to rear, approached by double width driveway providing additional parking. The rear garden measures 40' x 45' with extensive Indian sandstone patio adjacent to house, electric awning, paved area adjacent to the garage with private area where the hot tub is located, dwarf wall and shallow steps provide access to a lawned area well stocked shrub borders, fully fenced, outside security lighting, South Eastern garden, side access.



Directions

From our Penenden Heath Office, proceed in a southerly direction into Boxley Road, taking the first turning on the left into Heathfield Road, first right into St Francis Close, the property can be found a short distance along on the right hand side.





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