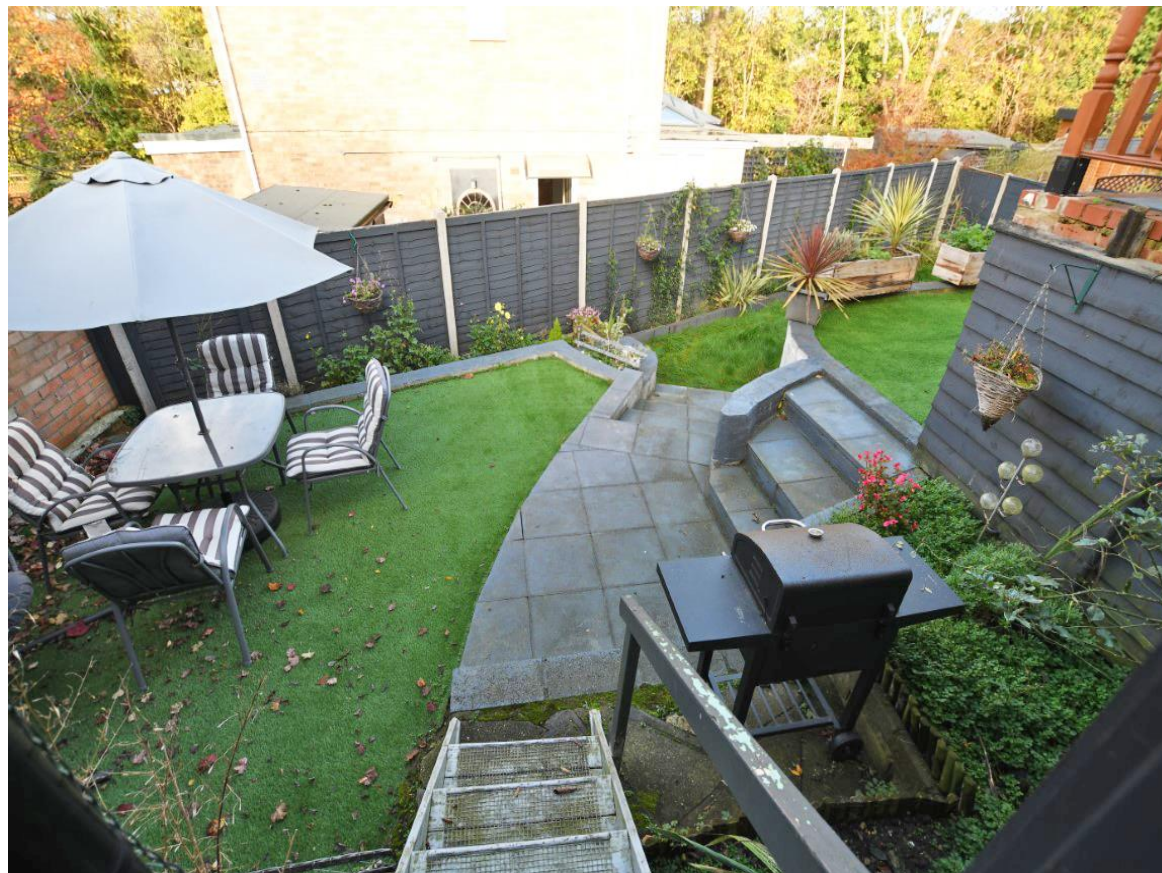




1 Clewson Rise
Penenden Heath, Maidstone
ME14 2DR

Guide Price £375,000 to £400,000

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Clewson Rise
Penenden Heath
Maidstone
ME14 2DR



Description

This spacious three-bedroom semi-detached home offers modern living in a highly convenient location, close to schools, excellent transport links and a great range of local amenities. The property has been thoughtfully arranged to provide flexible accommodation, making it ideal for families, home workers or anyone looking for additional space.

On the ground floor, the bright lounge and dining area create a welcoming open-plan space perfect for both everyday living and entertaining. The modern kitchen offers good storage and worktop space, while an additional downstairs room provides valuable versatility. This room could easily be used as a fourth bedroom or a playroom, depending on your needs.

Upstairs, the property features three good sized double bedrooms and a contemporary family bathroom. Each room benefits from plenty of natural light and offers comfortable proportions for family living.

The rear of the property is a real highlight, featuring a beautifully landscaped, tiered garden with multiple areas for relaxing or dining alfresco. A useful lean-to sits to the side of the house, offering extra storage or utility space which leads to a timber cabin which provides further flexibility. Currently used as a gym, it would make an excellent home office, studio or hobby room. The property also benefits from a private driveway to the front, offering off-road parking.

This is a fantastic opportunity to purchase a spacious and adaptable home in a sought-after area, with everything you need for modern family life right on your doorstep.

Location

With shops on the Heath providing for everyday needs within a quarter of a mile, together with the Heath itself which is steeped in history, with sports fields, tennis courts, bowls, children's play area and numerous countryside walks. The local Sandling School is also within a quarter of a mile and caters for infants and juniors. The town centre can be easily accessed by regular bus services and offers an excellent selection of amenities consistent with it's County town status, including two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. There are excellent shopping facilities at The Mall and Fremlins Walk and a wide selection of schools and colleges for older children 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
D

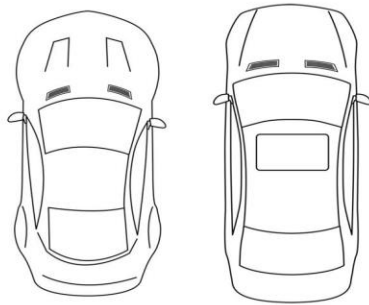
VIEWINGS STRICTLY BY APPOINTMENT

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		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1160 sq.ft. (107.8 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

ENTRANCE PORCH

Partly glazed entrance door with decorative glass and matching side panel window, radiator and grey wood laminate flooring.

THROUGH LOUNGE/DINING ROOM 22' 3" x 12' 5" (6.78m x 3.78m)

Continuous grey laminate wood flooring, natural brick fireplace with fitted electric fireplace and quarry tiled hearth, window to front with fitted vertical blinds and southern aspect, two vertical radiators, window to rear with casement door to balcony.

KITCHEN 10' 4" x 8' 9" (3.15m x 2.66m)

Comprehensively fitted with a contemporary range of units in high gloss, featuring deep pan drawers, seamless quartz finish working surfaces and stainless steel sink with mixer tap and drainer, plumbing for washing machine, five burner gas hob with decorative upstand and extractor hood above. Eye level double oven and grill, grey wood laminate flooring. Picture window with vertical blinds overlooking the landscaped rear garden, radiator, recess for further storage and half glazed door leading to garden room and log cabin beyond.

PLAYROOM / POTENTIAL BEDROOM 4 15' 9" x 7' 9" (4.80m x 2.36m)

Continuous grey wood laminate flooring, picture window to front with fitted vertical blinds and southern aspect, radiator and built-in storage cupboards.

ON THE FIRST FLOOR

BEDROOM 1 13' 7" x 9' 3" (4.14m x 2.82m)

Picture window to front with a southern aspect and radiator.

BEDROOM 2 11' 5" x 10' 4" (3.48m x 3.15m)

Picture window to front with a southern aspect, radiator and built-in wardrobe cupboards with mirrored sliding doors.

BEDROOM 3 9' 2" x 8' 2" (2.79m x 2.49m)

Grey wood laminate flooring, wardrobe recess with shelving, picture window to rear with views and radiator.

BATHROOM 8' 5" x 5' 5" (2.56m x 1.65m)

Spacious bathroom with white and charcoal contemporary suite with chrome fittings, low level WC, pedestal wash hand basin with mixer tap and cupboards underneath, panelled P-shaped bath with rainforest shower head over and handheld shower attachment, fully tiled walls, two windows to rear with fitted blinds, chromium plated heated towel rail and extractor fan.

OUTSIDE

To the front of the property is a brick paviour driveway with parking and a small lawned area. To the side of the property is an extensive covered area (lean to) 14'7 x 9'5 which provides a useful utility area. You can access this area directly from the kitchen or from the side pedestrian gate. Providing access to a substantial timber cabin measuring 9'5" by 9'3" which is currently being used as a gym and has excellent potential to be used as a home office.

The rear garden has been extensively landscaped by the current owners and has been terraced beautifully over three levels, with a balcony adjacent to the house (accessed via the lounge / diner) overlooking the garden, paved shallow steps to the different levels, bordered flower beds, low maintenance artificial lawned areas, lawned area, fully fenced boundaries and side pedestrian access via covered utility area.

Directions

From our Penenden Heath Office proceed in a northerly direction into Boxley Road, adjacent to the entrance of The Bull public house, turn left into Boxley Close. Clewson Rise will be found some distance along on the right.



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