



**8 St. Francis Close  
Penenden Heath, Maidstone  
ME14 2FR  
£800,000**

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**Maidstone**  
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## Description

Wonderful opportunity to purchase this substantial family home, built by the highly regarded developers Linden Homes where the present owner has resided for the last 18 years and thoroughly enjoyed their time at No. 8. The well presented and decorated interior extends over 2 floors to 2217 square feet with gas heating double glazed windows and a sunny South East facing rear garden. To the side there is a detached double garage with double width parking, this small development built in the grounds of the former St Francis School in this highly sought after suburb of North Maidstone known as Penenden Heath which itself is steeped in history dating back to Viking times.

## Location

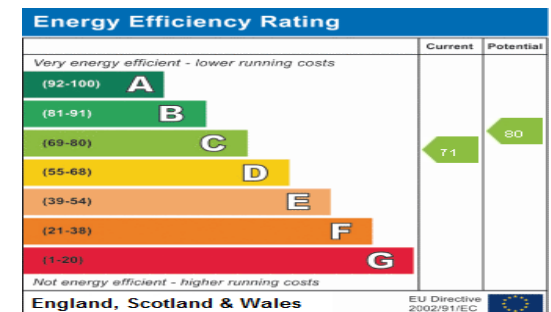
Penenden Heath is a highly desirable suburb of North Maidstone steeped in history with a selection of local amenities including shops providing for everyday needs, recreational facilities on the Heath including tennis, bowls, together numerous countryside walks, children's play area and pre-school. Educationally 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

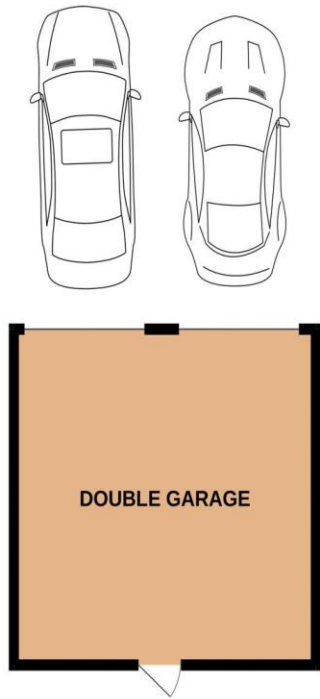
**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



Address:  
8 St Francis Close, Penenden Heath, North Maidstone, Kent ME14 2FR

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.

## 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.

## RECEPTION ROOM 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 units featuring curved door cabinets, granite worktops and upstand, escutcheon fittings, 1 and half bowl acrylic sink, mixer tap, 4 burner induction hob, with extractor above, Stoves integrated oven, grill and microwave, glazed display cabinets, integrated dishwasher and fridge freezer.

The dining area has a bespoke dresser in matching units with display cabinets and shelving, granite worktop. window overlooking rear garden with double casement doors, 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 ballustrade, access to loft.

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

Window to rear eastern aspect, radiator,

## ENSUITE DRESSING ROOM 7' 10" x 7' 5" (2.39m x 2.26m)

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

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

White suite, wash hand basin, mixer tap, modular shower cubicle, low level wc, panelled bath, half tiled walls, 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.

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

Window overlooking rear garden, Eastern aspect, radiator.

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

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

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

Window to rear, Eastern aspect, double radiator.

## 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 proving additional parking. The rear garden measures 40' x 45' with extensive Indian sandstone patio adjacent to house, 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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