



**44 Bannister Road
Penenden Heath, Maidstone
ME14 2JZ
Price £375,000**

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Description

Tucked away in a quiet cul-de-sac, this charming and highly sought-after 1950s terraced home offers the rare advantage of off-road parking to both the front and rear. Providing approximately 900 sq. ft. of well-presented accommodation, the property features a modern fitted kitchen, a stylish contemporary bathroom and a dedicated home office, ideal for today's flexible lifestyle.

To the rear, a landscaped 65ft south-facing garden creates a wonderful space for outdoor entertaining or simply relaxing in the sunshine. Further enhancing the appeal, the property also benefits from planning permission, offering excellent potential for future extension or development.

Location

Situated in this well established and sought after residential position on the northern outskirts of the town. Penenden Heath offers a good selection of local amenities including shops providing for everyday needs together with recreational facilities on the Heath including tennis, bowls and numerous countryside walks. There are 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.

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.

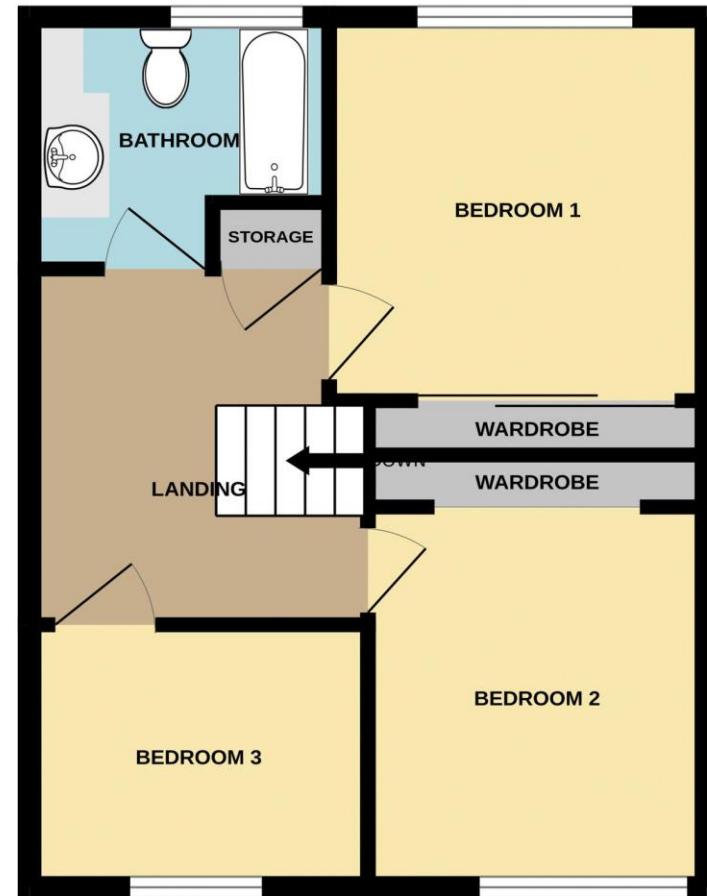
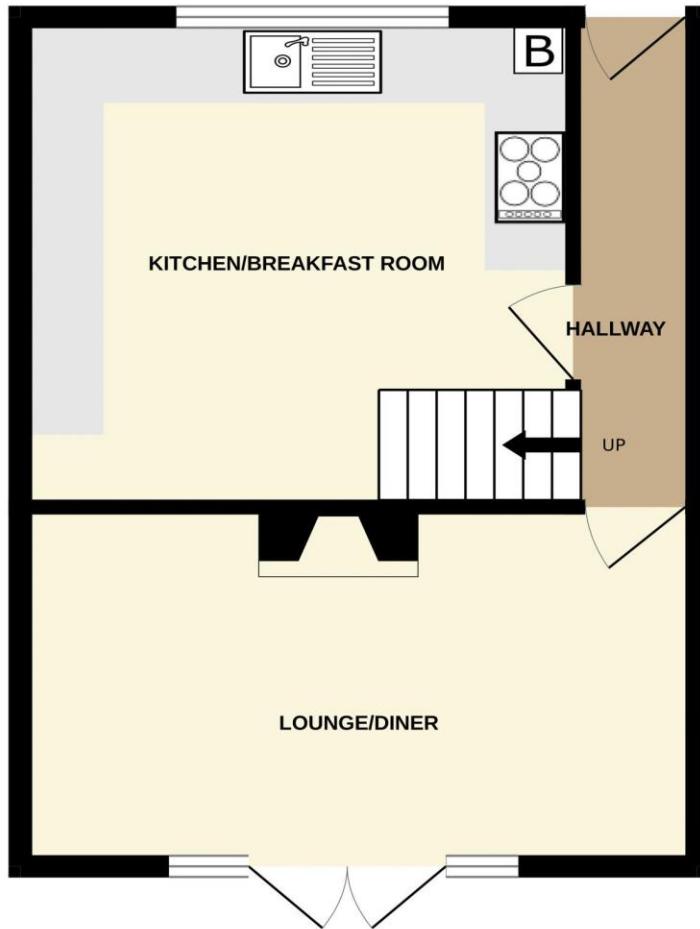


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A green arrow points from the 'Potential' column to the '79 C' rating, and a yellow arrow points from the 'Current' column to the '59 D' rating.

GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.

1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 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

HALLWAY

Composite entrance door partly glazed with chrome furniture. Porcelain ceramic stone effect flooring. Picture rail. Vertical radiator. Staircase to first floor.

KITCHEN/BREAKFAST ROOM 13' 10" x 12' 11" (4.21m x 3.93m)

Exceptionally well fitted in white high gloss door and drawer fronts with soft close doors and solid oak block worktops. One and half bowl stainless steel sink. 'Leisure' 5 burner range cooker, twin oven and grill. Contemporary smoked glass extractor hood above. Metro tiled splashbacks. Vertical radiator. Continuous porcelain ceramic stone effect flooring. Cupboard housing Worcester gas fired boiler supplying domestic hot water and central heating throughout. Window to front offering pleasant open outlook with distant views to the North Downs.

LOUNGE/DINING ROOM 16' 9" x 9' 6" (5.10m x 2.89m)

Antique oak laminate flooring. Recessed fireplace. Slate hearth. Fitted wood burning stove with oak bressummer beam. Vertical radiator. Picture rail. Double casement doors and window overlooking the rear garden. French Shutters, recessed lighting.

ON THE FIRST FLOOR

LANDING

Decorative timber balustrade. Access to roof space. Picture rail. Built in storage cupboard.

BEDROOM 1 10' 7" x 9' 6" (3.22m x 2.89m)

Tilt and turn window to front affording a pleasant open outlook with distant views over the North Downs. Double radiator. Range of built in wardrobe cupboards, shelves and hanging space

BEDROOM 2 10' 4" x 8' 2" (3.15m x 2.49m)

Range of built in shelving. Double radiator. Window overlooking the rear garden - southern aspect.

BEDROOM 3 8' 7" x 6' 10" (2.61m x 2.08m)

Window with fitted blind overlooking the rear garden - southern aspect. Double radiator.

BATHROOM 7' 5" x 6' 5" (2.26m x 1.95m)

Superb contemporary bathroom featuring white suite with black fittings and metro style large ceramic tiles. Deep bath with side mixer tap and separate thermostatic rainforest shower over. Wash hand basin with integrated storage cupboards beneath and display top. Low level W.C. Concealed cistern set in reclaimed timber with matching shelving. Window to front. Vertical radiator. Extractor fan. Vinyl floor.

OUTSIDE

To the front of the property is a brick paviour driveway with parking for 2/3 vehicles. The rear garden is delightful, 65ft long south facing, recently landscaped with Indian sandstone patio. Retaining wall and shallow steps to lawn and shrubs. Further raised area with artificial grass and a useful gym/home office. Garden shed, concrete hardstanding area, rear vehicular access.

Directions

From Penenden Heath shopping parade proceed in a westerly direction into Sandling Lane taking the third turning on the left into The Hedges a continuation of which is Hillary Road, taking the first turning on the right into Bannister 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

