



6 Northdown Close
Penenden Heath, Maidstone
ME14 2ER

Offers in the Region of £435,000

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Maidstone
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Description

An exciting opportunity to acquire a spacious, extended three-bedroom semi-detached family home, occupying a delightful position in one of Penenden Heath's most sought-after residential roads. Having been cherished by the same family for approximately 40 years, this much-loved home now presents a wonderful opportunity for a new owner to make their own mark and create something truly special.

Tucked away in a peaceful cul-de-sac, the property offers generous and versatile accommodation, having been extended to the ground floor over the years. With an abundance of potential to modernise and personalise, this is a home that offers the perfect canvas for those looking to create their dream family residence in a highly desirable location. The ground floor accommodation comprises a welcoming entrance hall, downstairs WC, lounge, separate sitting room, conservatory, kitchen, utility room and dining room, providing plenty of space for both everyday family living and entertaining. An integral garage offers further practicality and potential, subject to any necessary consents.

Upstairs, the landing leads to three bedrooms, a separate WC and shower room. Externally, the property enjoys a private rear garden, offering a lovely setting for outdoor relaxation and entertaining. To the front, a brick-paved driveway provides off-road parking, complemented by a lawned garden.

Having remained in the same family's ownership for four decades, the property offers a rare chance to secure a home in this established and highly regarded neighbourhood. Whilst the accommodation would benefit from some updating, the generous proportions, extended layout, potential and enviable position provide all the ingredients for a truly wonderful long-term family home. Offered for sale with no forward chain, this is an opportunity not to be missed. Early viewing is highly recommended.

Location

This quiet cul-de-sac in Penenden Heath enjoys a good range of local amenities including shops providing for everyday needs, recreational facilities on the Heath including tennis, bowls, together with numerous countryside walks, children's play area and pre-school. Educationally the area is well served with the local Northborough, St Paul's and Sandling Schools, catering for infants and juniors. Maidstone town centre which maybe accessed by a regular bus service on the Boxley Road is some one mile distant and offers a more comprehensive selection of amenities including two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. There are excellent selection facilities at the Mall and Fremlins Walk and a wider selection of schools and colleges for older children in and around the town centre including Valley Park School and a number of grammar schools. 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.

Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
979 sq.ft. (90.9 sq.m.) approx.



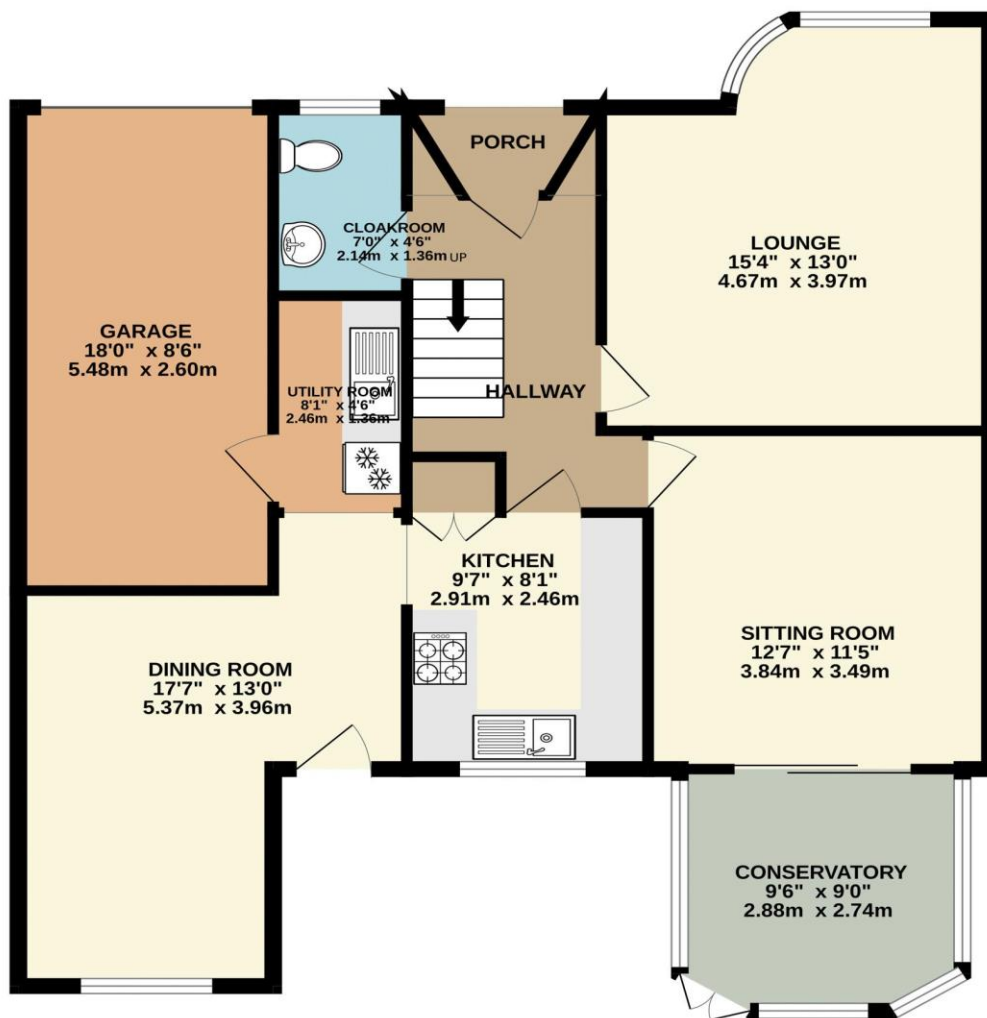
1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



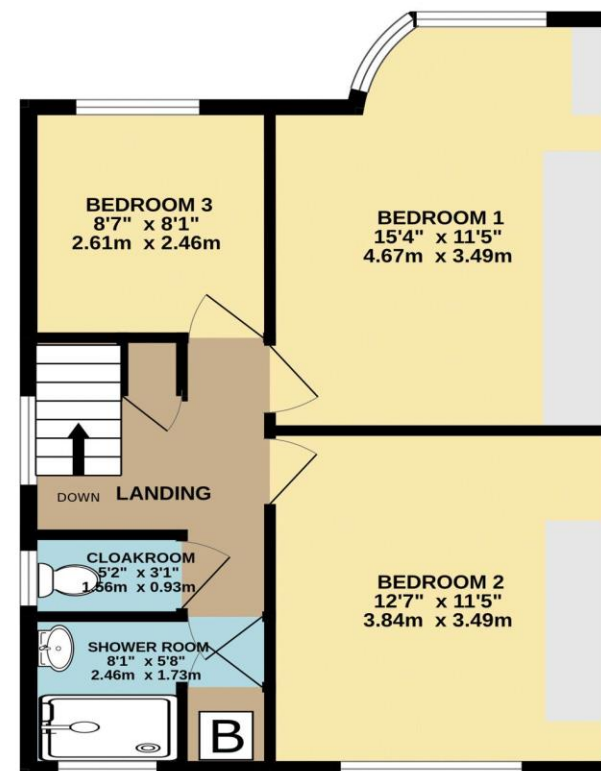
TOTAL FLOOR AREA : 1485 sq.ft. (138.0 sq.m.) approx.

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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ON THE GROUND FLOOR

Oak internal doors throughout.

ENTRANCE HALL

Glazed entrance door, double radiator, staircase rising to the first floor with understairs storage recess housing the consumer unit and electricity meter. Gas meter located within a recess adjacent to the front entrance door.

CLOAKROOM 7' 0" x 4' 6" (2.13m x 1.37m)

Vanity unit incorporating WC, wash hand basin with mixer tap and storage cupboards beneath, window to front aspect, radiator and vinyl flooring.

LOUNGE 15' 4" x 13' 0" (4.67m x 3.96m)

Gas fireplace set on a marble hearth with stepped chimney breast, double radiator and bay window to front aspect.

SITTING ROOM 12' 7" x 11' 5" (3.83m x 3.48m)

Exposed wooden floorboards, radiator and sliding doors providing access to the conservatory.

CONSERVATORY 9' 6" x 9' 0" (2.89m x 2.74m)

Wickes hardwood conservatory with polycarbonate roof, radiator, tiled flooring and doors opening onto the rear garden.

KITCHEN 9' 7" x 8' 1" (2.92m x 2.46m)

Fitted with a range of high and low level units featuring oak cupboard doors and drawer fronts, complemented by granite-effect work surfaces. Stainless steel one-and-a-half bowl sink with mixer tap, integrated Zanussi oven, four-ring electric hob with extractor hood above and stainless steel upstand, integrated under-counter fridge, plumbing

for dishwasher and built-in larder cupboard. Tiled splashbacks and window overlooking the rear garden.

DINING ROOM 17' 7" x 13' 0" (max) (5.36m x 3.96m)

Ceramic tiled flooring, radiator, window and door providing access to the rear garden, and built-in storage cupboards.

UTILITY ROOM 8' 1" x 4' 6" (2.46m x 1.37m)

Open to the dining room and kitchen, yet tucked away in its own dedicated space, is a useful utility area fitted with matching kitchen units featuring oak cupboard fronts and granite-effect work surfaces. Stainless steel sink with mixer tap, space for a fridge freezer, plumbing for a washing machine, tiled flooring and tiled walls to dado height. Door leading into:

INTEGRAL GARAGE 18' 0" x 8' 6" (5.48m x 2.59m)

Fitted with power and an electrically operated up-and-over entrance door to the front.

ON THE FIRST FLOOR

LANDING

Spacious landing with access to the roof space via fitted loft ladder, built-in storage cupboard with shelving and window to side aspect.

BEDROOM 1 15' 4" x 11' 5" (4.67m x 3.48m)

Bay window to front aspect, radiator and an extensive range of fitted wardrobes spanning one wall, incorporating a dressing table area and chest of drawers.

BEDROOM 2 12' 7" x 11' 5" (3.83m x 3.48m)

Fitted wardrobes with mirrored doors, radiator and window to rear aspect enjoying beautiful countryside views across the North Downs.

BEDROOM 3 8' 7" x 8' 1" (2.61m x 2.46m)

Window to front aspect, radiator and wall-mounted shelving.

WC 5' 2" x 3' 1" (1.57m x 0.94m)

Window to side aspect, vinyl flooring, tiled walls and WC.

SHOWER ROOM 8' 1" x 5' 8" (2.46m x 1.73m)

Double-width step-in shower cubicle with glass screen, wash hand basin, chrome heated towel rail, window to rear aspect, tiled walls, vinyl flooring and built-in cupboard housing the Worcester boiler.

OUTSIDE

The property is approached via double cast iron gates, with a separate cast iron pedestrian gate, leading to a brick-paved driveway providing private off-street parking. The front garden features a lawned area with an established selection of mature trees and shrubs, enclosed by walled and fenced boundaries.

The rear garden extends to approximately 55ft and features a paved patio area immediately adjoining the house, leading onto a lawn bordered by a variety of mature trees and shrubs. Outside lighting and water tap.



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