

Ferris & Co



Price £1,650 pcm
Holding deposit equivalent to 1 week's rent on application



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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Sought after 1950's semi-detached family house non estate located in this quiet cul de sac in Penenden Heath. Extended to the front providing a larger entrance hallway and downstairs cloakroom. In addition, there is a good sized kitchen and a 22' lounge/diner. To the first floor there are 3 good sized bedrooms and a family shower room. Extending in all to just over 1000sq', benefitting from gas fired central heating by radiators and UPVC double glazed windows and doors.

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.

ON THE GROUND FLOOR

ENTRANCE HALL

Composite entrance door with decorative glazed panels. High level window to side. Radiator within decorative cover. Understairs cupboard.

CLOAKROOM

Window to front. Fully tiled walls with glass mosaic border. Vanity wash hand basin with mixer tap. Low level W.C Chromium plated heated towel rail. High level window to side. Extractor fan. ceramic tiled floor.

LOUNGE/DINER 22' 0" x 11' 8" (6.70m x 3.55m)

Picture window to front. Double radiator. Wall cupboards. UPVC double glazed casement doors leading to the garden with glazed side panels. Wood effect ceramic tiled floor.

KITCHEN 11' 11" x 10' 1" (3.63m x 3.07m)

Fitted kitchen with a range of low level units having sage shaker style door and drawer fronts. Integrated wine rack. Woodblock effect working surfaces with 1/2 height panelled walls. Acrylic one and half bowl sink with mixer tap. Integrated Zanussi oven, 4 burner gas hob over with tiled splashback. Integrated dishwasher.

Plumbing for washing machine and space for fridge freezer. Built in larder storage cupboard with window to side. Wall mounted Worcester gas fired boiler supplying central heating and domestic hot water throughout. Window to rear, overlooking the garden. Ceramic tiled floor. Recessed downlighters. UPVC glazed door leading to the garden.

ON THE FIRST FLOOR

LANDING

Window to side - south west aspect. Access to roof space.

BEDROOM 1 13' 7" x 11' 9" (4.14m x 3.58m)

Window to front - north west aspect. Radiator. Carpet.

BEDROOM 2 11' 9" x 9' 10" (3.58m x 2.99m)

Window to rear - south eastern aspect. Built in wardrobe cupboard. Radiator. Carpet.

BEDROOM 3 10' 5" x 7' 1" (3.17m x 2.16m)

Window to front - north west aspect. Built in cupboard. Radiator. Laminate flooring.

SHOWER ROOM

Contemporary style suite comprising walk in shower with shatterproof plate glass screen, Aqualisa shower and aqua boarding to wall. Low level W.C. Wall hung wash hand basin with mixer tap and drawers beneath. Metro style tiled splashback. Chromium plated heated towel rail. Built in airing cupboard with water cylinder and shelving. Wood effect ceramic tiled floor. Window to side. Extractor fan.

OUTSIDE

To the front of the property is a driveway for parking two vehicles. Low maintenance garden with dwarf boundary wall and magnolia tree. The rear garden has a south eastern aspect which is tiered with the lower having a cobbled style patio area, shallow steps to a formal patio area with fenced border. Further steps leading to a lawned area, shrub borders, timber garden shed.



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 a short distance along on the left as indicated by our signboard.



GROUND FLOOR
513 sq.ft. (47.5 sq.m.) approx.

1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.

3 BEDROOM SEMI-DETACHED
TOTAL FLOOR AREA: 1009 sq.ft. (93.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floor, window, doors and any other items are approximate and are not intended to be used for any purpose other than for general reference. The plans are for illustrative purposes only and should be treated as a guide only. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency until the date.

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Rating

Most energy efficient - lower running costs



Not energy efficient - higher running costs

CURRENT

POTENTIAL

66

83