



40 Sandling Lane
Penenden Heath, Maidstone
ME14 2DY
Asking Price £375,000

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Description

A fantastic opportunity to acquire this beautifully presented 1930s chalet-style bungalow, ideally situated in the heart of sought-after Penenden Heath. Occupying an attractive plot, the property boasts exceptional kerb appeal with its charming symmetrical double-fronted façade reminiscent of a traditional “dolls house” design.

Internally, the home is immaculately presented throughout and offers a perfect blend of character and contemporary styling. You are welcomed by a spacious entrance hall featuring elegant herringbone flooring, leading to a superb lounge with bay window and feature open fireplace.

The ground floor further comprises a generous double bedroom with bay window and fitted wardrobes, a stylish contemporary kitchen/diner opening onto the rear garden, and a modern shower room. To the first floor, the impressive principal bedroom enjoys a luxurious en-suite bathroom complete with a freestanding roll-top bath, alongside a further well-proportioned third bedroom.

Externally, the property benefits from a brick-paviour driveway providing off-road parking, while the secluded courtyard-style rear garden offers a wonderful low-maintenance space for relaxing and entertaining. Presented in true turn-key condition, this exceptional home is ready to move straight into and enjoy.

Early viewing is highly recommended.

Location

Located in the heart of Penenden Heath on this sought after tree lined road within 200 meters of The Heath with its excellent local shops, recreational facilities including tennis and bowls together with numerous countryside walks, children's play area and pre school. Educationally, the area is well served with the local Sandling school within 200 meters catering for infants and juniors with a wider selection of schools and colleges for older children in and around the town centre. Maidstone offers excellent shopping facilities at the The Mall and Fremlins Walk, two museums, theatre, county library and two railway stations connected to London. To the east of the town is Mote Park with its 450 acres, boating lake, leisure centre and municipal swimming pool. The M20/A20/M2/M25 & M26 motorways are all close by and offer direct vehicular access to both London and the Channel Ports.

Council Tax Band
C

VIEWINGS STRICTLY BY
APPOINTMENT

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

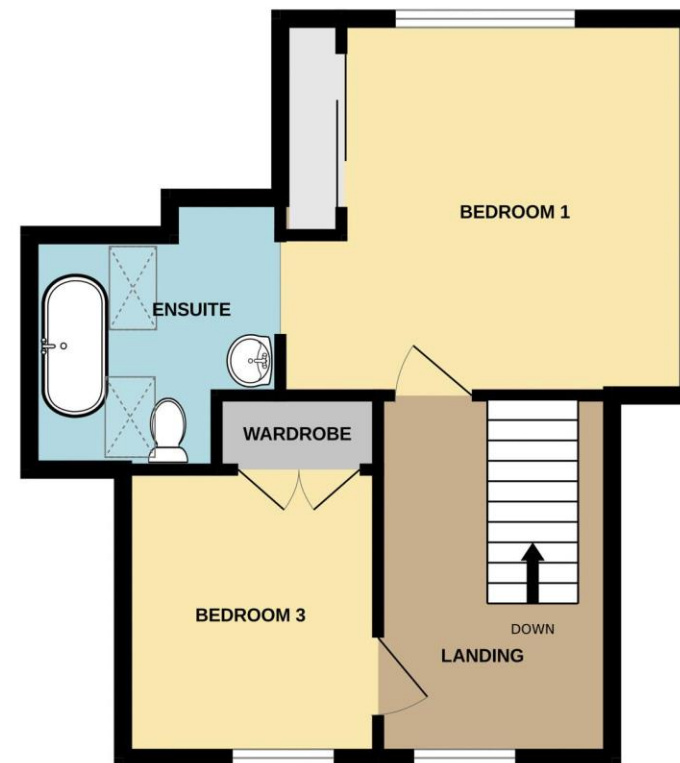


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

GROUND FLOOR
643 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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

ENTRANCE HALL

An impressive timber panelled entrance door finished in elegant sage green, complemented by polished chrome ironmongery and decorative glazed panes. The welcoming entrance hall features a recessed coir mat, premium Karndean oak-effect herringbone flooring, a contemporary pillared radiator, two wall light points and low voltage recessed lighting, creating a refined first impression.

LOUNGE 13' 0" (into bay) x 12' 7" (3.96m x 3.83m)

Elegant walnut flooring flows throughout the room, while a beautiful bay window to the front elevation is enhanced by bespoke French shutters. Additional features include a contemporary column radiator, twin wall light points, and a striking cast iron open fireplace with decorative cowl and raised basket, set upon a slate hearth with a Georgian-style timber surround, creating a superb focal point to the room.

BEDROOM 2 13' 9" x 10' 4" (excluding wardrobes) (4.19m x 3.15m)

Beautiful oak flooring complements the room, while a charming bay window to the front elevation is dressed with bespoke French shutters, allowing for an abundance of natural light. A full wall of fitted wardrobes provides excellent bespoke storage, pillared radiator and an attractive fireplace recess with Georgian-style timber surround creates an elegant focal point.

KITCHEN / DINER 15' 2" x 12' 5" (4.62m x 3.78m)

A beautifully appointed open-plan kitchen diner, thoughtfully designed with an extensive range of high and low-level cabinetry providing exceptional storage throughout. Contemporary two-tone high-gloss units in contrasting dark and light colours are perfectly complemented by stylish granite work surfaces and under cupboard lighting. A superb range of integrated Siemens appliances includes an oven, microwave, induction hob with concealed extractor above, together with an integrated dishwasher and washing machine. A recessed

stainless steel one-and-a-half bowl sink with inset drainer, deep pan drawers, concealed cutlery storage, and a dedicated spice rack cupboard further enhance the kitchen's practicality, while an additional cupboard discreetly houses the gas-fired Vaillant combination boiler. The dining area enjoys a striking partly vaulted ceiling with two Velux windows, flooding the space with natural light, alongside expansive glazed sliding doors opening directly onto the rear garden, creating an ideal setting for modern family living and entertaining. Further features include a contemporary vertical pillared radiator, low-voltage recessed lighting, and premium Karndean oak-effect herringbone flooring throughout.

SHOWER ROOM 12' 2" x 5' 9" (3.71m x 1.75m)

A stylishly appointed bathroom fitted with a contemporary white suite and quality chrome fittings, complemented by elegant porcelain tiled walls and flooring. The suite comprises a low-level WC, a bespoke built-in vanity unit with grey marble work surface offering excellent storage, and a striking oval wash basin with waterfall mixer tap. A generous twin shower enclosure with glazed screens is enhanced by feature split-faced tiled splashbacks, while a partly vaulted ceiling with Velux window and an additional rear-facing window flood the room with natural light. Further benefits include a chromium-plated heated towel rail, completing this luxurious and modern space.

ON THE FIRST FLOOR

LANDING

A rear-facing window enjoys breathtaking far-reaching views across the allotments and the North Downs, creating a wonderful sense of space and tranquillity. Further features include twin wall light points and a radiator.

BEDROOM 1 12' 1" x 13' 0" (3.68m x 3.96m)

A front-facing window provides excellent natural light, complemented by a contemporary pillared radiator. The room further benefits from a bespoke limed oak panelled headboard with integrated feature lighting, fitted sliding-

door wardrobes offering ample storage, and an opening leading into:

EN-SUITE BATHROOM 7' 7" x 7' 7" max (2.31m x 2.31m)

A beautifully styled bathroom featuring a contemporary white suite with elegant chrome fittings. The suite comprises a low-level WC, wash hand basin with mixer tap, tiled splashback and useful drawer storage beneath, together with a stunning freestanding double-ended roll-top bath set on traditional claw feet, creating a luxurious focal point. Natural light floods the space via Velux windows to both the front and rear elevations, while additional features include a contemporary pillared radiator, limed oak flooring, low-voltage recessed lighting, extractor fan, and a generously sized illuminated eaves storage cupboard providing excellent practical storage.

BEDROOM 3 7' 4" x 11' 8" (2.23m x 3.55m)

Beautiful limed oak flooring enhances the room, while a rear-facing window captures stunning far-reaching views across the allotments and the North Downs. Additional features include built-in wardrobe cupboards providing excellent storage, a radiator, and a wall light point. Reduced head height at the extremities of the room.

OUTSIDE

To the front of the property, an attractive brick-paviour driveway provides off-street parking for two vehicles, framed by walled boundaries and raised brick planters with decorative plum slate detailing. A stylish porcelain-tiled entrance and twin wall light points create an elegant and welcoming first impression.

To the rear, the beautifully designed courtyard-style garden offers a private and secluded low-maintenance retreat, ideal for relaxing or entertaining. Fully decked and enclosed by fencing, the space features raised planted beds, integrated bench seating, exterior lighting, and an outside tap with sink for added convenience.



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