



4 Gladstone Road
Penenden Heath, Maidstone
ME14 2AU

Offers in Excess of £200,000

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Gladstone Road
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Maidstone
ME14 2AU



Description

Offered for sale with no forward chain, this attractive Victorian mid-terrace home offers well-proportioned accommodation and is ideally positioned within easy reach of local amenities, transport links and the Town Centre.

The accommodation comprises a welcoming lounge, kitchen/diner and ground-floor bathroom, with two generous double bedrooms to the first floor. Outside, the property benefits from a private south-westerly facing rear garden, providing an ideal space for relaxing and entertaining during the warmer months.

Convenient location and no onward chain, this property would make an excellent purchase for first-time buyers, investors or those looking to downsize.

Early viewing is highly recommended.

Location

Gladstone Road is located close to Penenden Heath only a short walk from local shops which provide for everyday needs together with recreational facilities on The Heath including tennis, bowls, together with numerous countryside walks, childrens' play area and preschool. Educationally the area is well served with St Pauls' infants and North Borough junior schools being within 100 metres. The town centre is approximately half a mile distant and offers a comprehensive selection of amenities including three railway stations connected to London (Maidstone East to London Bridge in 56 minutes), two museums, theatre, county library, multi-screen cinema and a wide selection of schools and colleges in and around the town centre. The A20/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

B

VIEWINGS STRICTLY BY APPOINTMENT

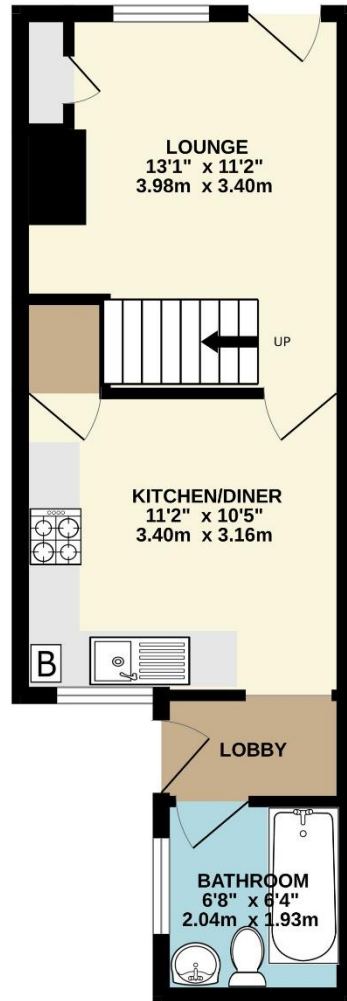
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

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)

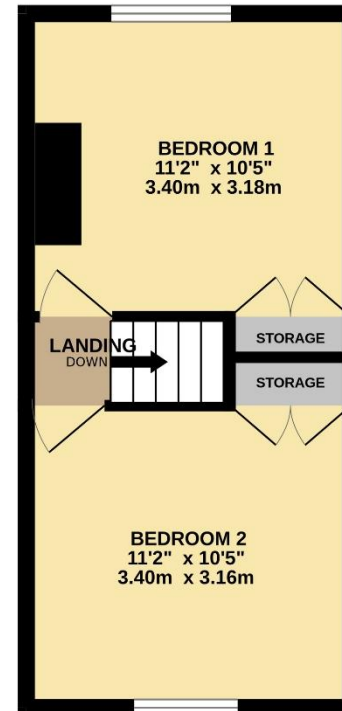


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
320 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR
260 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 580 sq.ft. (53.9 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

LOUNGE 13' 1" x 11' 2" (3.98m x 3.40m)

uPVC entrance door with fanlight above, window to the front aspect with fitted slatted blinds, radiator and electric fire. Two wall light points, cupboard housing the service meters, and an attractive sage green feature wall with decorative wood panelling. Staircase rising to the first floor with wooden balustrade.

KITCHEN / DINER 11' 2" x 10' 5" (3.40m x 3.17m)

Fitted with a range of high and low-level units with cream door and drawer fronts, complemented by wood-effect work surfaces and sage green tiled splashbacks. Stainless steel sink with mixer tap and drainer, integrated Logik oven with four-burner gas hob and extractor fan above. Cupboard housing a recently installed Worcester combination boiler supplying central heating and domestic hot water throughout. Window to the rear with fitted slatted blinds, useful understairs storage cupboard, and forest green feature wall with decorative wood panelling.

LOBBY

Useful recessed shelving, half-glazed casement door providing access to the rear garden, patterned vinyl flooring, and plumbing for a washing machine.

BATHROOM 6' 8" x 6' 4" (2.03m x 1.93m)

White suite with chrome fittings, comprising vanity unit incorporating a WC with concealed cistern and wash hand basin with mixer tap and fitted storage beneath. Panelled bath with shower over and glass

screen, fully tiled walls, window to the side aspect, vertical radiator and extractor fan.

ON THE FIRST FLOOR

LANDING

Access to roof space and wall light point.

BEDROOM 1 11' 2" x 10' 5" (3.40m x 3.17m)

Window to the front aspect with fitted slatted blinds, radiator and useful built-in wardrobe cupboard.

BEDROOM 2 11' 2" x 10' 5" (3.40m x 3.17m)

Window to the rear aspect, radiator, built-in wardrobe cupboard, and an attractive navy-painted wood-panelled feature wall.

OUTSIDE

Paved patio area adjoining the house, leading to a small lawn and a raised decked area ideal for outdoor entertaining. Brick-paved pathway, fenced and walled boundaries, outside tap and useful garden store.

Directions

From our Penenden Heath office proceed in a southerly direction into Boxley Road. Gladstone Road will be found fifth turning on the right hand. The property will be found on the left hand side towards the other end of the road.



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