



2 Goodwin Drive
Penenden Heath, Maidstone
ME14 2DL

Guide Price £425,000 to £450,000

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Maidstone
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Description

This beautifully transformed and immaculately presented three double bedroom semi-detached home offers far more space than first impressions might suggest – a true Tardis that is certain to surprise.

Thoughtfully improved throughout by the current owners, the property combines stylish contemporary finishes with spacious, light and airy accommodation throughout. Large picture windows allow natural light to flood the living spaces, creating a bright and welcoming home ideally suited to modern family life.

Outside, the property benefits from a driveway providing off-road parking for several vehicles, together with gated side access leading to a low-maintenance rear garden, perfect for relaxing and entertaining with minimal upkeep. Conveniently positioned within easy reach of excellent transport links and a range of local amenities, this impressive home offers an appealing combination of space, style and practicality.

Early viewing is highly recommended to fully appreciate the generous accommodation on offer.

Location

With shops on the Heath providing for everyday needs within a quarter of a mile, together with the Heath itself which is steeped in history, with sports fields, tennis courts, bowls, children's play area and numerous countryside walks. The local Sandling School is also within a quarter of a mile and caters for infants and juniors. The town centre can be easily accessed by regular bus services and offers an excellent selection of amenities consistent with it's County town status, including two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. There are excellent shopping facilities at The Mall and Fremlins Walk and a wide selection of schools and colleges for older children in and around the town centre. 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

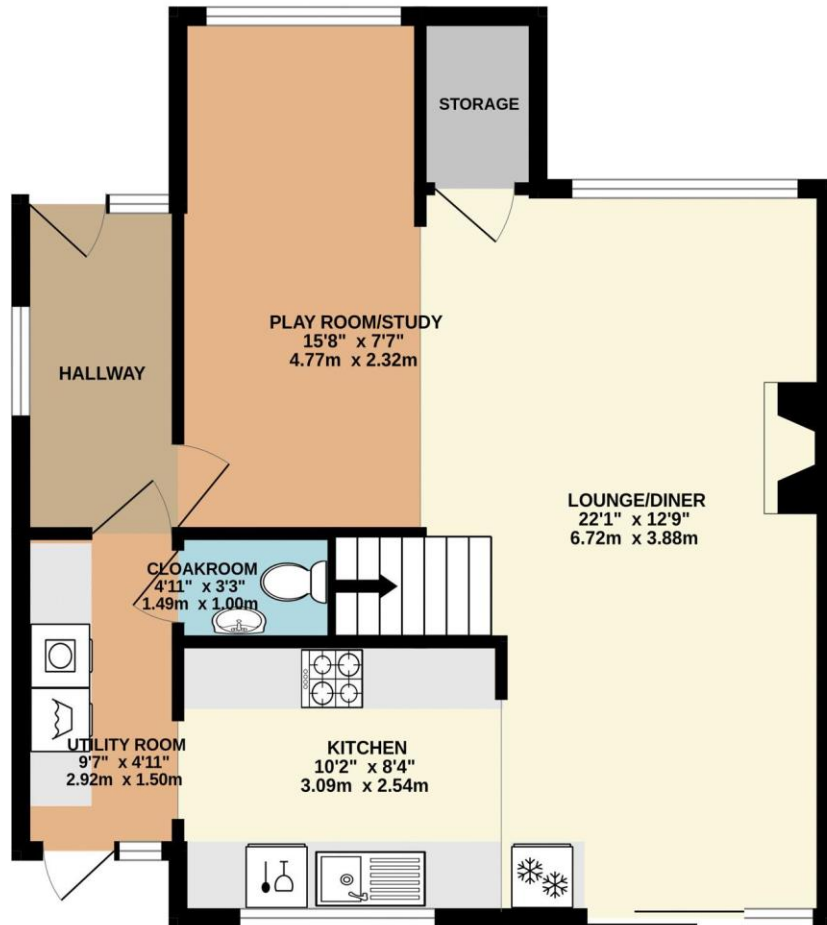
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

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)

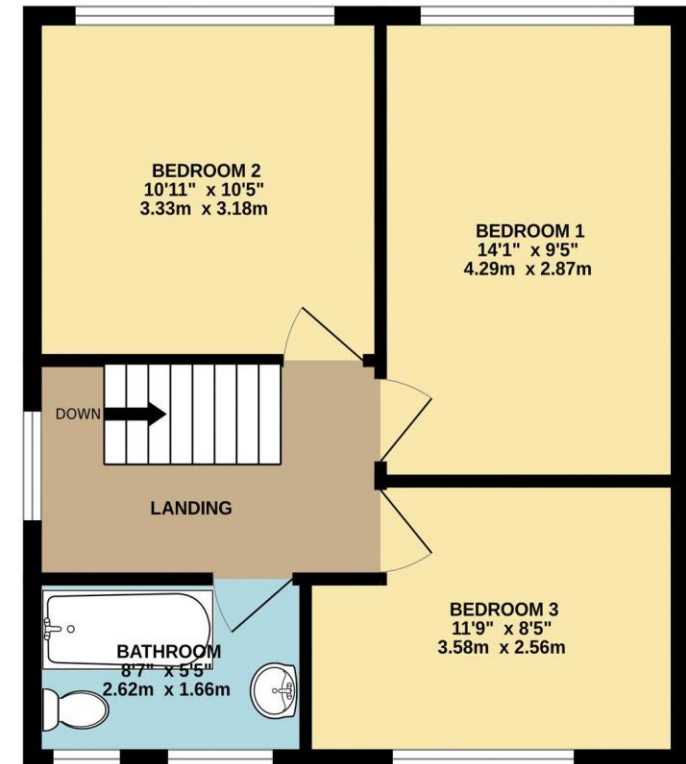


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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

Composite entrance door with decorative glazed panels and chrome fittings. Windows to the front and side aspects, with fitted slatted blinds to the front window. Radiator and Karndean wood-effect flooring.

OPEN PLAN LOUNGE / DINING ROOM

As you enter this impressive space, there is an immediate sense of the 'wow' factor. Incredibly spacious, light and airy, the room features two large picture windows to the front with fitted slatted blinds, together with a further floor-to-ceiling window and double casement doors opening onto the rear garden. Continuous Karndean wood-effect flooring flows throughout, complemented by three double radiators and a generous built-in storage cupboard with lighting. Offering ample space for the whole family, this versatile open-plan living area incorporates a study area, playroom and comfortable lounge, complete with a Travertine fireplace recess and contemporary fire surround. A generous dining area sits opposite the wide opening to the kitchen, creating a sociable and well-connected space ideal for both everyday family life and entertaining. Staircase rising to the first floor. Study / Playroom area - 15'8" by 7'7" Lounge / Diner area - 22'1" by 12'9"

KITCHEN 10' 2" x 8' 4" (3.10m x 2.54m)

A range of high and low-level units with contrasting charcoal grey and white door and drawer fronts, complemented by quartz work surfaces. Deep ceramic butler sink with mixer tap and drainer, integrated Zanussi oven with four-burner gas hob and contemporary extractor fan above, striking

decorative ceramic tiled splashbacks and upstands, integrated fridge/freezer and dishwasher, deep pan drawers, low-voltage recessed lighting, continuous Karndean wood effect flooring and a large picture window to the rear overlooking the garden. Open to:

UTILITY ROOM 9' 7" x 4' 11" (2.92m x 1.50m)

Also accessible via a door from the entrance hall, with continuous Karndean wood-effect flooring flowing through from the kitchen. Fitted with matching units featuring charcoal grey door fronts, quartz-effect work surfaces and decorative ceramic tiled splashbacks. Plumbing for a washing machine, space for a tumble dryer, windows to the side and rear, half-glazed casement door opening onto the rear garden and radiator.

CLOAKROOM 4' 11" x 3' 3" (1.50m x 0.99m)

White suite with chrome fittings comprising WC and wall-hung wash hand basin with mixer tap and tiled splashback. Continuous Karndean wood-effect flooring, sensor-activated spotlights and extractor fan.

ON THE FIRST FLOOR

LANDING

Window to the side with fitted slatted blinds, wooden bannister and newel post, and access to the loft space.

BEDROOM 1 14' 1" x 9' 5" (4.29m x 2.87m)

Large window to the front with fitted slatted blinds, double radiator and an attractive feature wall with decorative wood panelling.

BEDROOM 2 10' 11" x 10' 5" (3.32m x 3.17m)

Large window to the front providing plenty of natural light, with double radiator.

BEDROOM 3 11' 9" x 8' 5" (3.58m x 2.56m)

Large window to the rear enjoying attractive distant countryside views, with double radiator.

BATHROOM 8' 7" x 5' 5" (2.61m x 1.65m)

White suite with contemporary black fittings, comprising WC, wash hand basin with mixer tap and useful drawer storage beneath, and panelled bath with Triton electric shower, rainfall shower head, handheld attachment and striking Crittall-style glazed screen with matt-black grid framing. Tiled splashbacks, two windows to the rear with fitted slatted blinds, black heated towel rail, low-voltage recessed lighting, extractor fan and stylish monochrome patterned vinyl flooring.

OUTSIDE

To the front of the property is a tarmac driveway providing off-road parking for several vehicles, complemented by well-stocked borders and established hedged boundaries. Gated side access leads through to the rear garden.

The rear garden extends to approximately 36 ft and features a paved patio area adjoining the house, with steps leading down to an artificial lawn. The garden is enclosed by fenced boundaries and further benefits from mature trees, a timber storage shed and outside tap.



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