

19 Reinden Grove
Downswood, Maidstone
ME15 8TH

Guide Price £300,000-£325,000

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Description

A well-maintained and much-improved semi-detached home, ideally positioned within this established and sought-after development, close to a range of excellent local amenities.

The extended accommodation comprises an entrance hall, a comfortable lounge, a kitchen/dining room, utility room and cloakroom. Upstairs, there are two double bedrooms, both featuring built-in wardrobes, and a shower room.

Outside, the property benefits from an attractive, pleasantly secluded paved courtyard garden. To the front, a driveway provides off-road parking and leads to the garage, with an attached lobby. Viewing is highly recommended,

Location

The sought-after Downswood development offers a range of local amenities, including shops for everyday needs, a community centre and the adjacent Len Valley Nature Reserve. Please see the attached drone footage. Mote Park is less than a quarter of a mile away and offers 450 acres of parkland, a boating lake, leisure centre and swimming pool. The area is well served by local schools, with Madginford School, which has a good Ofsted report and caters for infants and juniors, within half a mile. Maidstone town centre is approximately 2.5 miles away and provides a wide range of amenities befitting its status as the county town. Bearsted village, around one mile away, offers a broader selection of local amenities, as well as a picturesque village green and a mainline railway station with services to London.

Council Tax Band

C

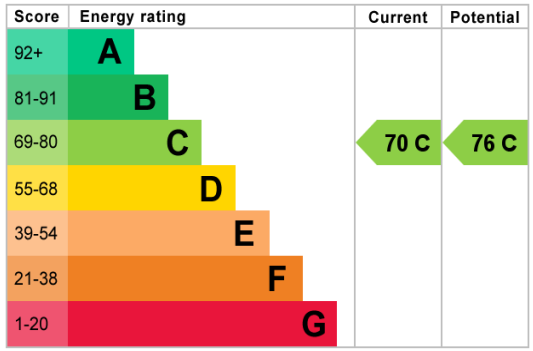
VIEWINGS STRICTLY BY APPOINTMENT

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

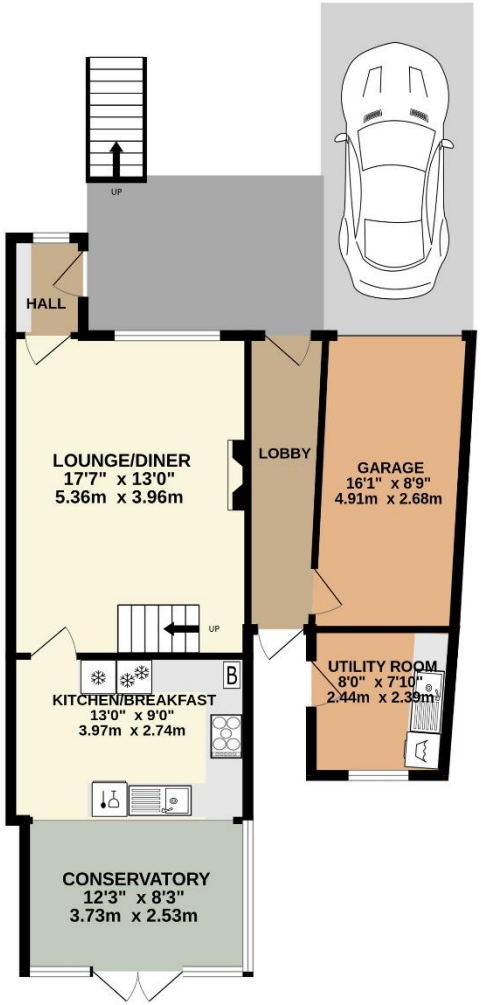
Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)







GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TWO BED SEMI DETACHED

TOTAL FLOOR AREA : 1078 sq.ft. (100.2 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

Outside light, half glazed composite entrance door, double built in shallow storage cupboard. window to front glazed door to

LOUNGE *17' 7" x 13' 0" (5.36m x 3.96m)*

Window to the front, affording a southerly aspect; double radiator; under-stairs storage cupboard; staircase to the first floor with decorative timber balustrade; ornamental fireplace with fitted electric fire and wall light points; door to

KITCHEN *13' 9" x 0' 0" (4.19m x 0.00m)*

Fitted with units featuring beechwood-finish doors and drawer fronts, complemented by stainless steel fittings and black granite-effect work surfaces. There is a one-and-a-half-bowl stainless steel sink with mixer tap, a range cooker with double oven and grill, and a large extractor hood above. Built-in appliances include a fridge, freezer and dishwasher. Further features include tiled splashbacks, tiled flooring and a gas-fired boiler for heating. Wide, open-plan access to the conservatory.

CONSERVATORY *12' 3" x 8' 1" (3.73m x 2.46m)*

Windows with fitted blinds overlooking the rear garden, and double casement doors opening onto the garden.

UTILITY ROOM *8' 0" x 7' 10" (2.44m x 2.39m)*

Fitted with a stainless steel sink, a range of high and low-level cupboards, tiled splashbacks and a washing machine. Double radiator and window overlooking the rear garden.

ON THE FIRST FLOOR

BEDROOM 1 *12' 10" x 9' 2" (3.91m x 2.79m)*

Window to front southern aspect, radiator, range of built in wardrobe cupboards and furniture.

BEDROOM 2 *13' 0" x 9' 0" (3.96m x 2.74m)*

Window overlooking rear garden with views, radiator, double built in wardrobe cupboard.

SHOWER ROOM

White contemporary suite with chrome fittings, comprising a twin step-in glass shower, vanity washbasin with double cupboard beneath, and low-level WC. Further features include a side window, chrome towel rail, laminate flooring and marble-effect Aqua boarding.

OUTSIDE

To the front, a dwarf picket fence encloses the property. Shallow steps lead to a patio area, with outside lighting and a door to a useful lobby providing access to the rear garden. A brick garage is accessed via the driveway, which provides additional parking. The garage has an up-and-over door, lighting and power, with an attached utility room to the rear.

REAR GARDEN

Low maintenance, fully fenced, courtyard-style garden with a Victorian-style outdoor lamp. A decked area with timber balustrade leads to an extensive brick-paved patio, extending to approximately 30 feet.

Directions

From Maidstone, leave via the Ashford Road (A20) heading east. On reaching Bearsted village, turn right at the traffic lights into Willington Street. Continue for approximately a quarter of a mile, then take the third turning on the left into Deringwood Drive. Reinden Grove is the second turning on the left and will be indicated by our signboard.

SALES OFFICES
01622 671200

sales@ferrisandco.net
www.ferrisandco.net

Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN