



**£1750 pcm**  
Holding deposit equivalent to 1 week's rent on application



**14 Mynn Crescent**  
Maidstone, ME14 4AR

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

Nicely presented and well decorated detached family house, situated in this highly sought after and well established residential position in the heart of Bearsted. The adaptable and well planned accommodation is arranged on two floors and extends in all to just under 1400 square feet.

The Village green is a 1/4 of a mile distant with its selection of gastro pubs and restaurants, library, main line railway station connected to London on the Victoria Line and the highly regarded local infant and junior school, Roseacre and Thurnham. The Village also boasts excellent sporting facilities and clubs including tennis, bowls, football, cricket and golf, together with brownies and guides, cubs and scouts. There is a medical centre and chemist. There is some lovely amenity land known as The Woodlands Trust which extends in all to 25 acres. Maidstone town centre is some two miles distant and offers a more comprehensive selection of amenities and a wider selection of schools and colleges for older children. The M20/A20/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

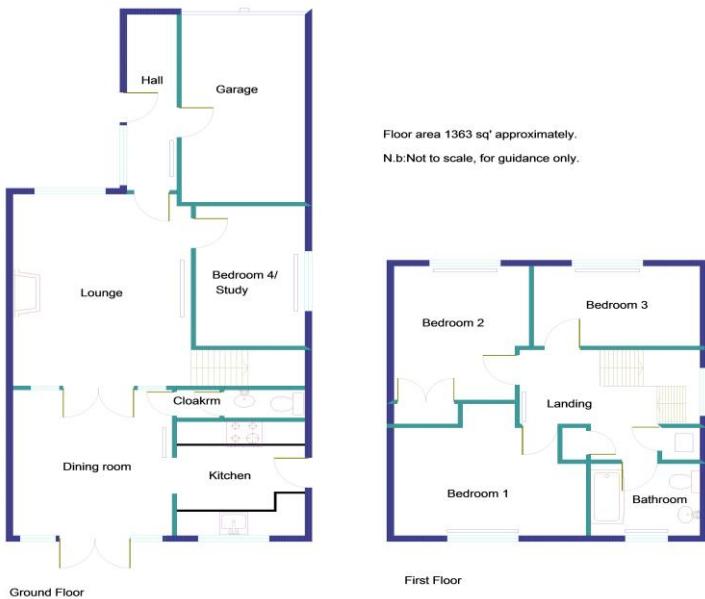
Half glazed UPVC entrance door. Stained leaded light panel. Oak flooring. Radiator. Door to garage. Two wall light points.

### BEDROOM 4/STUDY 11' 6" x 8' 0" (3.50m x 2.44m)

Window to side. Shelving. Radiator.

### LOUNGE 15' 7" x 12' 3" (4.75m x 3.73m)

Oak flooring. Polished granite fireplace. Fitted living flame gas fire. Picture window to front with fitted vertical blinds, western aspect. Staircase to first floor. Double casement doors to:



### DINING ROOM 13' 1" x 11' 4" (3.98m x 3.45m)

Oak flooring. Double casement doors overlooking rear garden, eastern aspect. Double radiator.

### CLOAKROOM

White contemporary suite. Low level W.C. hand basin. Tiled splashback.

### KITCHEN 10' 0" x 8' 10" (3.05m x 2.69m)

Fitted with units having woodgrain finish door and drawer fronts with bevelled edge. Stainless steel fittings and complimenting granite effect working surfaces comprising: 1 1/2 bowl stainless steel sink unit with mixer tap, cupboards under. range of high and low level cupboards with working surfaces incorporating four burner gas hob with oven and grill beneath and extractor hood above. Ceramic tiled floor. Window. Recess low voltage lighting. UPVC door to garden. Tiled splashbacks. Integrated fridge and freezer. Plumbing for automatic dishwasher.

### LANDING

Timber balustrade. Window to side. Built-in cupboard housing gas fired boiler supplying central heating and domestic hot water throughout. Built-in linen cupboard. radiator. Access to roof space.

### BEDROOM 1 10' 9" x 10' 3" (3.27m x 3.12m)

Arched recess. Two double built-in wardrobe cupboards. Radiator. Window overlooking rear garden affording an eastern aspect.

### BEDROOM 2 11' 6" x 9' 2" (3.50m x 2.79m)

Picture window to front affording a western aspect. radiator. Double built-in wardrobe cupboard.

### BEDROOM 3 11' 2" x 8' 3" (3.40m x 2.51m)

Picture window to front, western aspect. Radiator.



## DIRECTIONS

From our Bearsted office proceed in a westerly direction into Ware Street, passing the railway station on the right hand side, taking the next turning on the left into Hogg Hill. At the top of the hill take the second exit into Birling Avenue, first right into Mynn Crescent and the property will be found some distance along on the left hand side as indicated by our sign board.

# Energy Performance Certificate



HM Government

14, Mynn Crescent, Bearsted, MAIDSTONE, ME14 4AR

**Dwelling type:** Detached house  
**Date of assessment:** 16 August 2019  
**Date of certificate:** 16 August 2019

**Reference number:** 0241-2856-6682-9091-3125  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 107 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,195
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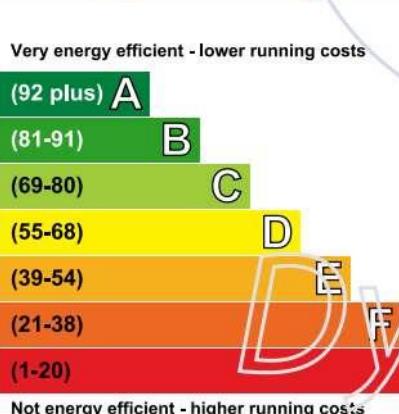
Over 3 years you could save	£ 1,074
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## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 336 over 3 years	£ 252 over 3 years	
<b>Heating</b>	£ 2,505 over 3 years	£ 1,653 over 3 years	
<b>Hot Water</b>	£ 354 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 3,195</b>	<b>£ 2,121</b>	 You could save £ 1,074 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 453
2 Internal or external wall insulation	£4,000 - £14,000	£ 93
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 189

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.