



18 Northdown Close
Penenden Heath, Maidstone
ME14 2ER

Guide Price £500,000 to £525,000

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Description

A beautifully styled and superbly presented 1930s semi-detached family home, set within an impressive plot of approximately 1/5 of an acre. Enjoying far-reaching views across the North Downs, this exceptional property offers excellent potential to extend, with previously granted (now lapsed) planning permission for a two-storey extension—making it an ideal long-term family home.

Ideally positioned in a highly sought-after cul-de-sac in the heart of Penenden Heath, the area boasts a range of convenient local amenities, including shops for everyday essentials. Residents can also take advantage of excellent recreational facilities on the Heath, such as tennis and bowls, along with scenic countryside walks, a children's play area, and a pre-school.

Location

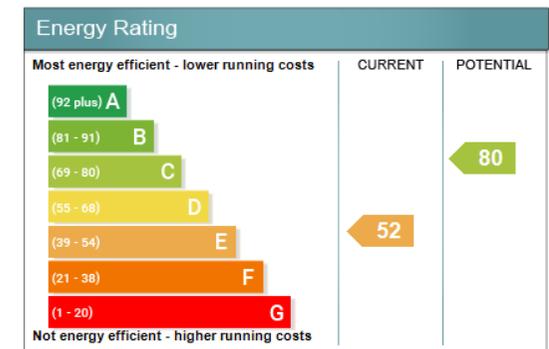
This quiet cul-de-sac in Penenden Heath enjoys a good range of local amenities including shops providing for everyday needs, recreational facilities on the Heath including tennis, bowls, together with numerous countryside walks, children's play area and pre-school. Educationally the area is well served with the local Northborough, St Paul's and Sandling Schools, catering for infants and juniors. Maidstone town centre which maybe accessed by a regular bus service on the Boxley Road is some one mile distant and offers a more comprehensive selection of amenities including two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. There are excellent selection facilities at the Mall and Fremlins Walk and a wider selection of schools and colleges for older children in and around the town centre including Valley Park School and a number of grammar schools. 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

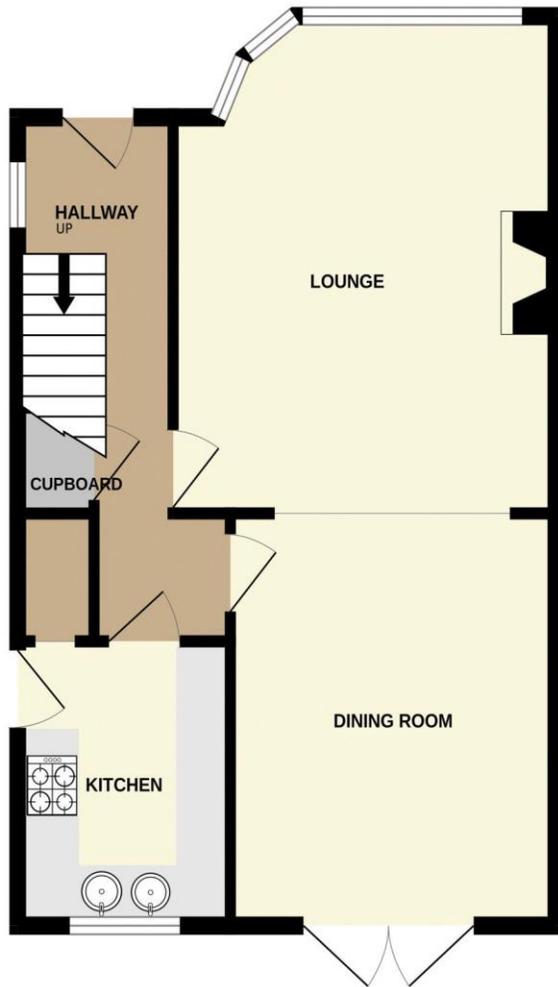
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VIEWINGS STRICTLY BY APPOINTMENT

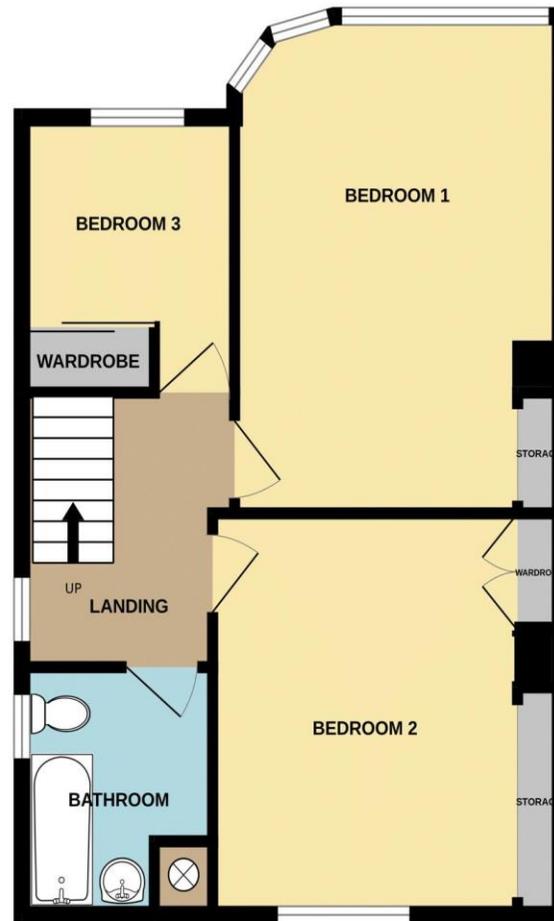
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



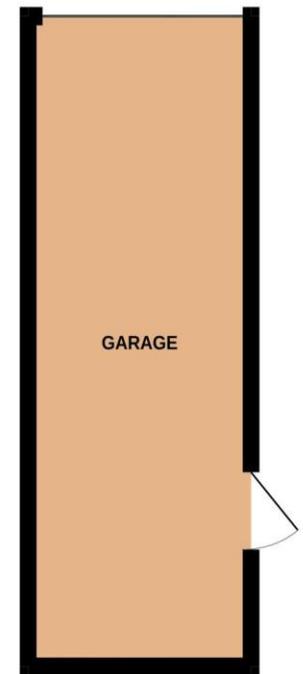
GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.2 sq.m.) approx.



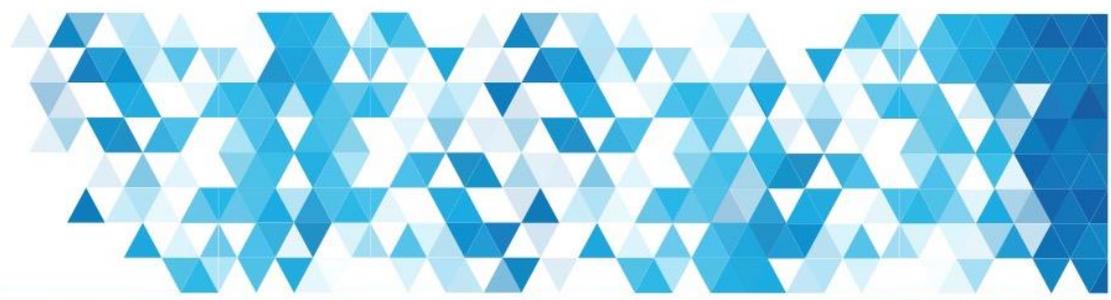
DETACHED GARAGE
165 sq.ft. (15.3 sq.m.) approx.



TOTAL FLOOR AREA : 1207 sq.ft. (112.2 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

Composite entrance door with glazed panels. Built in cupboards to side. High level window to side. Stairs to first floor with under stairs cupboard housing service meters. Amtico flooring. Radiator.

LOUNGE 16' 0" (into bay) x 13' 6" (4.87m x 4.11m)

Large bay window to front. Fireplace with granite surround and hearth and fitted living flame gas fire. Radiator. Archway to:-

DINING ROOM 11' 6" x 13' 4" (3.50m x 4.06m)

UPVC double glazed casement doors leading onto the garden. Radiator within decorative casing.

KITCHEN 9' 2" x 7' 6" (2.79m x 2.28m)

Fitted kitchen with range of high and low level units having beech effect door and drawer fronts. Under cupboard lighting, woodblock effect working surfaces with circular stainless steel sink and drainer with mixer tap. Tiled splashbacks. Eye level double ovens, four burner gas hob and concealed extractor hood above. Space for fridge freezer, plumbing for washing machine and dishwasher. Window to rear overlooking garden. Recessed downlighters, vinyl flooring. UPVC double glazed door leading to garden. Cupboard housing Potterton gas fired boiler providing central heating and hot water throughout.

ON THE FIRST FLOOR

LANDING

Window to side. Timber balustrade. Access to roof space with folding loft ladder.

BEDROOM 1 16' 1" (into bay) x 11' 7" (4.90m x 3.53m)

Bay window to front southern aspect. Radiator. Carpet.

BEDROOM 2 12' 5" x 12' 2" (3.78m x 3.71m)

Window to rear northern aspect with delightful views over the North Downs. Built in storage cupboards. Radiator. Carpet.

BEDROOM 3 8' 7" x 8' 1" (2.61m x 2.46m)

Window to front - southern aspect. Radiator. Carpet.

FAMILY BATHROOM 8' 0" x 7' 3" (2.44m x 2.21m)

White suite comprising panelled bath with Triton electric shower over, rail and curtain and mosaic tiled wall. Pedestal wash hand basin with mixer tap. Low level W.C. Chromium plated heated towel rail. Double aspect windows to rear and side. Vinyl flooring. Built in airing cupboard with water cylinder and shelving above.

OUTSIDE

To the front of the property is mainly laid to lawn with hedge and brick wall boundaries. Tarmac driveway for parking 3 vehicles. Detached brick-built garage with up and over entry door measuring 21' x 7'10 with electric light and power, window and pedestrian door to side.

The rear garden is a particular feature measuring 160' x 40' wide. Mainly laid to lawn with numerous tree's and bushes, patio adjacent to house with decked areas. Side access to front via iron gate. Outside water tap.

Directions

From our Penenden Heath Office proceed in a southerly direction into Boxley Road. Northdown Close will be found fourth turning on the right hand side.



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