



36 Bonnington Road
Maidstone
ME14 5QR

Guide Price £350,000 to £365,000

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Description

A well-presented and significantly improved mid-terraced house, originally built in the 1970s by Bovis Homes. Ideally positioned on the edge of this sought-after development, the property enjoys a pleasant outlook adjacent to an open green space. The home benefits from a landscaped rear garden featuring an extensive riven patio, a garden shed, and a nearby garage en bloc.

The accommodation comprises an entrance hall, a lounge with built-in storage cupboards, and a beautifully appointed kitchen/breakfast room fitted with contemporary units, striking veined marble worktops, and a five-burner hob with oven. Upstairs, there is a landing leading to three bedrooms and a stylish bathroom finished with travertine tiling.

Additional features include gas central heating and UPVC double-glazed windows.

Location

Located on the sought after Vinters Park development with it's excellent selection of local amenities which include shops providing for everyday needs, community centre. The adjacent Vinters Valley Nature Reserve and Eastborough, Invicta and Valley Park Schools adjacent to the development. Maidstone town centre is some one mile distant and offers a more comprehensive selection of amenities including two railway stations connected to London, two museums, theatre, County library, multi-screen cinema and a further selection of schools and colleges for older children. 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

C

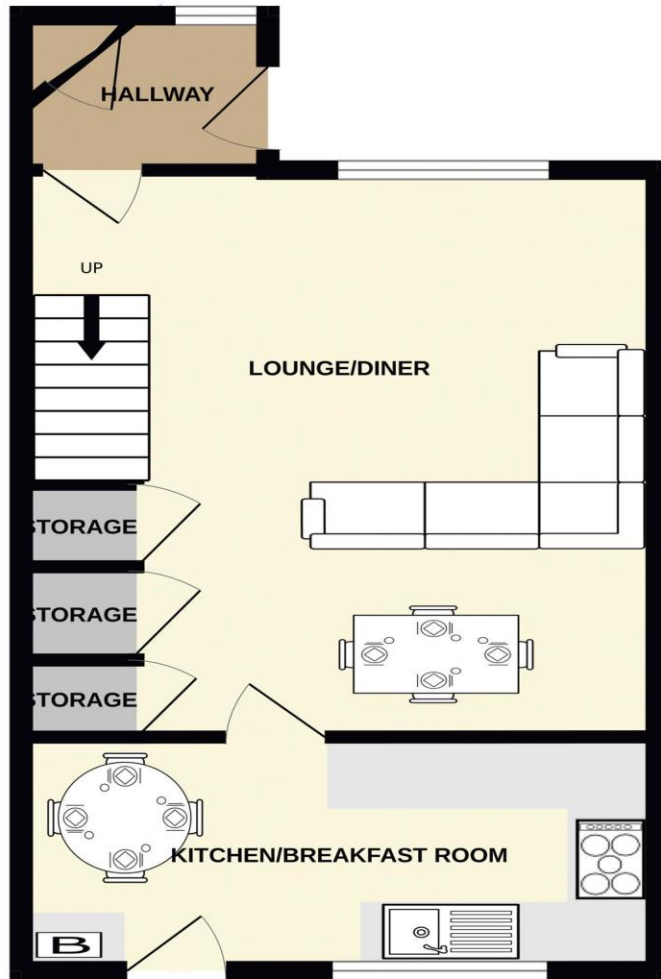
VIEWINGS STRICTLY BY APPOINTMENT

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

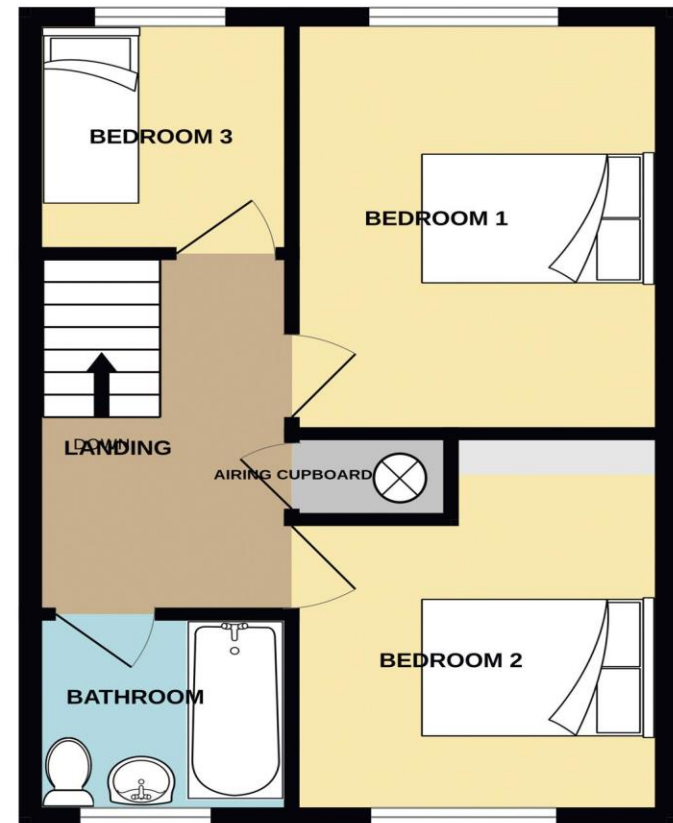


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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 Accessed via a half-glazed Georgian-style UPVC entrance door with matching glazed side panels, featuring a low-level meters cupboard and radiator.

LOUNGE/DINING ROOM 17' 6" x 16' 0" (5.33m x 4.87m)

Staircase rising to the first floor, complemented by an extensive range of bespoke built-in storage cupboards, two radiators, and a front-facing window enjoying a westerly aspect.

KITCHEN/BREAKFAST ROOM 16' 0" x 7' 2" (4.87m x 2.18m)

Beautifully fitted with white high-gloss contemporary cabinetry, complemented by contrasting veined marble worktops with matching upstands and splashbacks. The kitchen features slate-effect tiled flooring, a sink unit with mixer tap, and a five-burner gas hob with oven below and a slimline extractor hood above. A window overlooks the rear garden, with a casement door providing direct access outside. An Ideal gas-fired boiler serves the central heating and hot water.

ON THE FIRST FLOOR 11' 3" x 6' 4" (3.43m x 1.93m)

Landing With access to the roof space and a built-in airing cupboard housing a lagged copper cylinder, with shelving above.

BEDROOM ONE 12' 7" x 9' 8" (3.83m x 2.94m)

Front-facing window enjoying a pleasant open outlook with a westerly aspect, and a radiator.

BEDROOM TWO 12' 1" x 9' 2" (3.68m x 2.79m)

High-level storage cupboards, a window overlooking the rear garden with an easterly aspect, and a radiator.

BEDROOM THREE 7' 0" x 6' 4" (2.13m x 1.93m)

Front-facing window and radiator.

BATHROOM

Fitted with a white contemporary suite comprising a panelled bath with mixer tap and separate shower over, complete with curtain and rail. There is a wash hand basin with mixer tap set within storage cupboards, and a low-level WC. Additional features include a chromium-plated heated towel rail, vinyl flooring, a rear-facing window, and fully tiled walls in travertine-style ceramics.

OUTSIDE

Front Garden Open-plan and laid to lawn, with a variety of shrubs including azalea. Rear Garden Attractively landscaped, featuring an extensive paved patio, a single border, and a vegetable section with trellis. There is also a timber garden shed and rear pedestrian access leading to a nearby garage en bloc, accessed via an up-and-over door.

Directions

From our Penenden Heath Office proceed in an easterly direction into Penenden Heath Road, at the Chiltern Hundreds roundabout take the second exit into Sittingbourne Road, turning first left into Hampton Road, Bonnington Road will be found first turning on the left, the property being towards the end of the road on the right hand side.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



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

