



18A Wordsworth Road
Penenden Heath, Maidstone
ME14 2HH

Guide Price £200,000 to £225,000

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Maidstone
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Description

An excellent opportunity to acquire this exceptionally spacious and well-presented top-floor maisonette, offering bright and airy accommodation throughout. The property comprises two double bedrooms, a spacious living room, fitted kitchen, bathroom and welcoming entrance hall.

Outside, the property benefits from its own private rear garden, which has been beautifully maintained and provides a delightful sunny space, ideal for relaxing or entertaining. Situated in the heart of the highly sought-after Penenden Heath, the property is conveniently located close to a range of local amenities, well-regarded schools and excellent transport links.

Offered for sale with no forward chain.

Agent's Note: The property is held on a lease with approximately 110 years remaining, benefits from a peppercorn ground rent, and there is no service charge.

Location

There are a selection of shops that provide for everyday needs, recreational facilities on the heath which include tennis and bowls together with numerous countryside walks, a childrens play area and pre-school. Educationally the local Sandling School being within 1/4 of a mile caters for infants and juniors. The town centre is some 1 mile distant and offers a more comprehensive selection of amenities including 2 museums, theatre, county library, cinema complex, The Mall & Fremlins Walk shopping. There are two railway stations connected to London. For older children there is a wide selection of schools in and around the town centre. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and channel ports. Mote Park is within 1 mile and has 450 acres, a boating lake, leisure centre and swimming pool.

Council Tax Band
B

VIEWINGS STRICTLY BY
APPOINTMENT

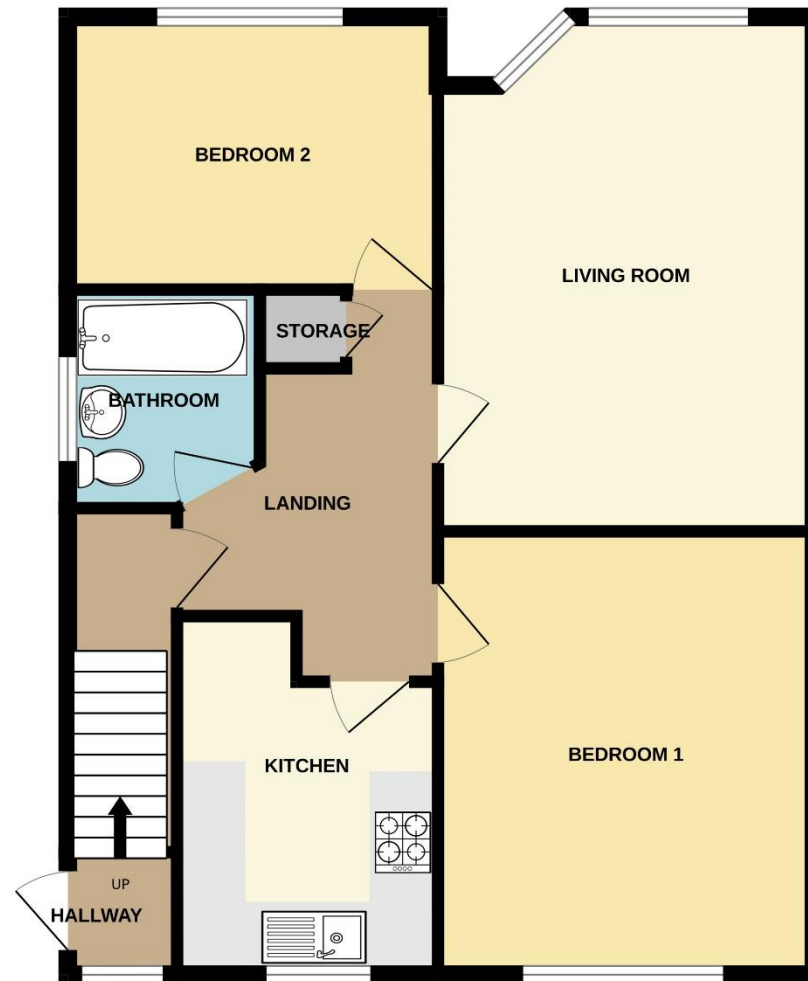
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

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		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 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 14' 10" x 2' 5" (4.52m x 0.74m)

Half-glazed uPVC entrance door, rear-facing window, radiator with decorative cover, and staircase rising to the first floor, where a small landing features additional side-facing windows and a half-glazed wooden door leading to:

ENTRANCE HALL 11' 5" x 8' 8" (3.48m x 2.64m)

Parquet flooring, radiator, access to the fully boarded loft via a drop-down ladder, with lighting, open display shelving, built-in storage cupboard, and Nest thermostat.

LIVING ROOM 16' 4" x 11' 11" (4.97m x 3.63m)

Wood-effect laminate flooring, feature gas fireplace with marble surround, front-facing bay window, and double radiator.

KITCHEN 10' 9" x 8' 8" (3.27m x 2.64m)

Wood-effect vinyl flooring, fitted with a range of high and low-level units featuring white high-gloss door and drawer fronts, complemented by granite-effect work surfaces. Inset stainless steel sink with mixer tap and drainer, Beko fridge/freezer, Electra washing machine, integrated slimline dishwasher, oven with four-burner gas hob and extractor hood above. Wall-mounted Vaillant combination boiler providing central heating and domestic hot water, radiator, recessed display shelving, and built-in cupboard housing the electric meter. Two windows to the side and rear provide excellent natural light, with tiled splashbacks and matching upstands completing the space.

BEDROOM 1 14' 0" x 12' 0" (4.26m x 3.65m)

Rear-facing window overlooking the gardens, built-in double wardrobe with sliding doors, and double radiator.

BEDROOM 2 8' 7" x 11' 9" (2.61m x 3.58m)

Front-facing window, radiator, and fitted bedroom furniture comprising a wardrobe, chest of drawers, bedside tables, and display shelving.

BATHROOM 5' 7" x 5' 11" (1.70m x 1.80m)

Fitted with a white three-piece suite incorporating chrome fittings, comprising a low-level WC, wash hand basin with mixer tap and vanity cupboards beneath, and a panelled bath with shower over. Fully tiled walls with decorative relief border, wood-effect vinyl flooring, side-facing window, and chrome heated towel rail.

OUTSIDE

The enclosed rear garden is accessed via a pedestrian gate and benefits from fully fenced boundaries. Predominantly paved for ease of maintenance, it features raised planting beds well stocked with a variety of shrubs and ferns, together with a timber garden shed and water butt.

Directions

From our Penenden Heath office proceed in a southerly direction into Boxley Road, taking the first turning on the right into Wordsworth Road and the property will be found a short distance along on the right.



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