

# Ferris&Co



**Monthly Rental Of £1,075.00 pcm**  
Holding deposit equivalent to 1 week's rent on application



**2 The Square Upper Street**  
Maidstone, ME17 1SW

TEL: 01622 737800  
Email:  
[lettings@ferrisandco.net](mailto:lettings@ferrisandco.net)  
[www.ferrisandco.net](http://www.ferrisandco.net)

Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

DESCRIPTION

Charming early Victorian cottage located on the edge of this sought after village surrounded by open countryside. The compact accommodation enjoys a southern aspect with gas fired central heating and double glazing and benefits from off road parking.

Leeds village is located next to Leeds Castle offers village hall, local infant and junior school, gastro pub, church, playing field and tennis courts. The nearby villages of Hollingbourne and Bearsted have mainline railway stations connected to London on the Victoria line. Maidstone is town centre is some six miles distant and offers a more comprehensive selection of amenities. In and around the village there are numerous countryside walks and bridal paths. 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

KITCHEN 11' 0" x 8' 0" (3.35m x 2.44m)

Fitted with units having white door and drawer fronts with complementing working surfaces. Acrylic sink with chromium mixer tap, cupboards under. Range of high and low level cupboards. Plumbing for automatic washing machine. Electric cooker. Space for fridge/freezer. Tiled splashbacks. Wood laminate flooring. Window to front affording a southern aspect. Beamed ceiling. Door and staircase to first floor. Chimney breast with exposed brickwork.

LIVING ROOM 11' 4" x 10' 0" (3.45m x 3.05m)

Window to front southern aspect. Radiator. Understairs recess.

ON THE FIRST FLOOR



Floor area 492 sq' approximately.  
N.B:Not to scale,for guidance only.

L-SHAPED LANDING

Radiator. Window to side. Built in cupboard housing gas fired boiler supplying central heating and domestic hot water throughout.

BEDROOM 11' 0" x 10' 9" (3.35m x 3.27m)

Radiator. Window to front, southern aspect. Wardrobe recess.

BATHROOM

White suite, comprising; Panelled bath with Triton electric shower. Pedestal wash hand basin. Low level WC. Vinyl flooring. Window to front affording a southern aspect. Half tiled walls. Radiator.

OUTSIDE

Small area of lawned garden to the front. Off road parking.




DIRECTIONS

From our Bearsted office proceed in an easterly direction into The Green, passing The Village Green on the right hand side, a continuation of which is Roundwell. At the junction with the Ashford Road turn left. Upon reaching the first roundabout take the second exit, at the second roundabout take the second exit, at the third roundabout take the second exit, follow signs to Leeds Village. Pass the main Leeds Castle entrance, continue pass the church and The George public house. continue up the hill. The



# Energy performance certificate (EPC)

2 The Square Upper Street Leeds MAIDSTONE ME17 1SW	
Valid until 5 October 2030	Certificate number <b>1530-2120-4009-0645-0202</b>

**Property type**

Mid-terrace house

**Total floor area**

41 square metres

**Rules on letting this property**

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy efficiency rating for this property**

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)