



23 Gorham Drive
Downswood, Maidstone
ME15 8UU

Guide Price £350,000 to £375,000

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Description

Transformed by the current owners, this contemporary well presented three-bedroom semi-detached home is offered in turn-key condition and is ready for its next owners to move straight in. Situated in the ever-popular Downswood area, the property has been thoughtfully updated throughout to create a stylish family home.

To the front, a generous driveway provides off-road parking for multiple vehicles and leads to a detached single garage. Internally, the accommodation comprises a spacious lounge, a modern kitchen/dining room ideal for family life and entertaining, a bright conservatory overlooking the garden, and a convenient downstairs cloakroom.

Upstairs, there are three bedrooms and a contemporary family bathroom featuring both a bath and a separate walk-in shower. Outside, the private rear garden offers an excellent space to relax, entertain, or enjoy family time.

The property is ideally located within easy reach of a range of local amenities, the popular Mallards Park, and the highly regarded Madginford Primary School, making it an excellent choice for families.

Early viewing is highly recommended to fully appreciate everything this property has to offer.

Location

Situated on this sought after development adjacent to open countryside, the Len Valley Nature Reserve and Mote Park, with 450 acres, boating lake and leisure centre and swimming pool. Downswood has it's own shopping parade which provides for everyday needs together with pharmacy and community centres. The nearby village of Bearsted has a good selection of local amenities and is within 1/2 mile with infant and junior schools at Madginford, Bearsted mainline railway station connected to London and a wider selection of shops, restaurants and pubs around the Village Green. Maidstone town centre is some one and half miles distant and offers a more comprehensive selection of amenities, consistent with it's County town status including a wider selection of schools for older children, two museums, theatre and County library, cinema complex and two railway stations connected to London. 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

D

VIEWINGS STRICTLY BY APPOINTMENT

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

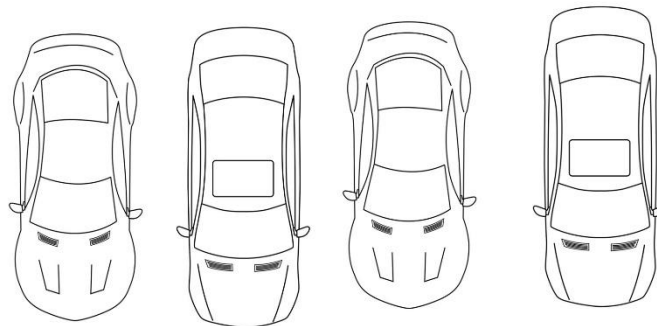
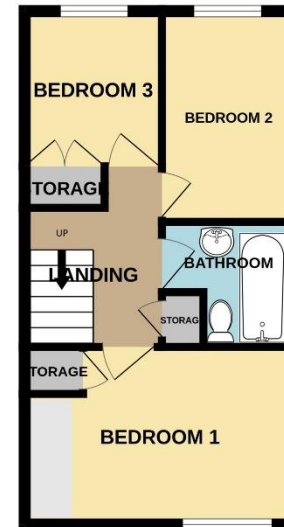
Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)



GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 935 sq.ft. (86.8 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

Composite entrance door with chrome fittings and decorative glazed side panels, built-in storage cupboard housing the utility meters, oak-effect flooring, recessed low-voltage spotlights, and an open archway leading into the lounge.

CLOAKROOM

Cloakroom comprising a concealed-cistern WC and a floating wash hand basin with mixer tap and tiled splashback. Dual-aspect windows to the side and a feature circular window to the front provide natural light. Additional features include recessed low-voltage spotlights, a radiator, oak-effect flooring, and contemporary dark grey wall to dado height.

LOUNGE 14' 1" x 13' 6" (4.29m x 4.11m)

Continuous oak-effect flooring throughout, complemented by a bay window to the front with fitted blinds and a deep display sill offering a southern aspect. Additional features include recessed low-voltage spotlights and an open-tread staircase with timber balustrade and newel posts leading to the first floor.

OPEN PLAN KITCHEN / DINER

KITCHEN 11' 0" x 6' 2" (3.35m x 1.88m)

Fitted with an excellent range of cream-fronted wall and base units complemented by woodblock-effect work surfaces. Integrated Bosch oven with a four-burner gas hob and extractor hood above, acrylic sink with drainer and mixer tap, plumbing for a washing machine, and space for a fridge/freezer. Finished with tiled splashbacks and upstands, recessed low-voltage spotlights, continuous oak effect flooring and a window above the sink providing pleasant views over the rear garden.

DINING AREA 11' 0" x 7' 1" (3.35m x 2.16m)

Continuous oak-effect flooring, double radiator, recessed low-voltage spotlights, and glazed sliding doors opening into:

CONSERVATORY

Wood-effect laminate flooring, floor-to-ceiling windows providing views over the rear garden, wall-mounted lighting, and glazed sliding doors opening onto the garden. The room is complemented by a solid flat roof, creating a more permanent and versatile living space.

ON THE FIRST FLOOR

LANDING

Access to the loft, which is fully boarded, insulated, and fitted with lighting, providing useful storage space. The loft also houses a Worcester gas-fired combination boiler, installed approximately four years ago, supplying central heating and domestic hot water throughout the property. Additional features include recessed low-voltage spotlights and a timber balustrade with newel posts.

BEDROOM 1 11' 8" x 8' 7" (3.55m x 2.61m)

Front-facing window with fitted blinds enjoying a southerly aspect, fitted wardrobes with mirrored sliding doors, and a built-in over-stairs storage cupboard complete with hanging rail and shelving.

BEDROOM 2 9' 4" x 6' 8" (2.84m x 2.03m)

Rear-facing window overlooking the garden, complemented by recessed low-voltage spotlights and a radiator.

BEDROOM 3 7' 5" x 6' 8" (2.26m x 2.03m)

Rear-facing window, recessed low-voltage spotlights, and radiator.

BATHROOM

Contemporary white suite with chrome fittings comprising a fitted vanity unit incorporating a concealed-cistern WC, wash hand basin with mixer tap, and useful storage cupboards beneath. The bathroom also features a panelled bath and a separate walk-in shower enclosure with glazed doors. Finished with fully tiled walls and flooring, a chrome heated towel rail, shaver point, recessed low-voltage spotlights, and a side-facing window providing natural light.

OUTSIDE

The rear garden features a paved patio adjoining the property, ideal for outdoor dining and entertaining, with a well-maintained lawn beyond. Shallow steps lead down to a bark-covered area, currently used as a children's play space, while a raised timber deck with balustrade provides an excellent seating area for relaxing or entertaining. Additional features include a side pedestrian gate giving access to the front, a personal door into the garage, external lighting, an outside tap, and fully enclosed fenced boundaries.

The front of the property features a generously sized tarmac driveway providing ample off-road parking and access to the detached garage. Additional features include a side pedestrian gate, a covered entrance canopy, and external lighting.

DETACHED GARAGE 18' 0" x 9' 1" (5.48m x 2.77m)

Detached garage with an up-and-over door to the front, power supply, and a personal door providing convenient access to the rear garden.



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