

Ferris&Co



Monthly Rental Of £1,500.00 pcm
Holding deposit equivalent to 1 week's rent on application



8 The Square Upper Street
Maidstone, ME17 1SW

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Situated in the highly sought-after village of Leeds, just a short drive from Maidstone, this well-presented two-bedroom mid-terrace home offers comfortable living in a picturesque rural setting. The property comprises a welcoming living room, a fitted kitchen, two well-proportioned bedrooms, and a family bathroom. Outside, the property benefits from an enclosed rear garden, perfect for relaxing or entertaining, together with a private driveway to the front providing off-road parking for one vehicle.

Leeds is one of Kent's most desirable villages, renowned for its historic charm, attractive countryside, and close proximity to the stunning Leeds Castle. The village offers a popular pub, village hall, and scenic walking routes, while nearby Maidstone provides an extensive range of shopping, leisure, and dining facilities. Excellent transport links are available, with Bearsted and Hollingbourne railway stations offering services to London, and convenient access to the M20 motorway for commuters.

Outside

Driveway for one car

Lounge 12' 0" x 11' 6" (3.65m x 3.50m)

Entrance door. Window facing front. Double radiator. Cream painted walls. Grey carpets. Decorative fireplace . Built in cupboards either side.

Kitchen 10' 10" x 11' 6" (3.30m x 3.50m)

Cream painted walls. Lino flooring. Window facing rear. Fireplace. Range of high and low units. Stainless steel sink with mixer tap. Under counter Fridge & Freezer. Parkinson Cowan Gas cooker. Boiler.

Conservatory 7' 0" x 5' 10" (2.13m x 1.78m)

Brick wall painted white. Lino flooring. Door leading to garden

Rear Garden

Patio. Shed.

First Floor

Bedroom 1 11' 6" x 12' 0" (3.50m x 3.65m)

Cream painted walls. Grey carpet. Window facing front. Radiator. Built in wardrobes between chimney breast. Triple built in wardrobe.

Bathroom 10' 8" x 6' 0" (3.25m x 1.83m)

Built in storage. Radiator. Sink with hot & cold tap. Low level W/C. Window facing rear. Bath with hot & cold tap. Electric shower with shower curtain.

Second floor

Bedroom 2 15' 10" x 11' 6" (4.82m x 3.50m)

White painted walls. Grey carpets. Window facing front & rear. Radiator.



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.

Energy performance certificate (EPC)

9 The Square
Upper Street
Leeds
MAIDSTONE
ME17 1SW

Energy rating

C

Valid until:

9 June 2032

Certificate number:

0340-2040-7160-2492-1365

Property type

End-terrace house

Total floor area

73 square metres

Rules on letting this property

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

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 rating and score

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

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

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		