



37 Newenden Close
Maidstone
ME14 5RU
Asking Price £359,950

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Description

Popular mid terraced family house situated on the sought after Vinters Park development. The property is delightfully presented occupying a pleasant cul-de-sac position.

The property was originally built in the 1970's by Taylor Woodrow to this popular Princess design of cavity brick construction, with large picture windows creating a light and airy interior, beneath an interlocking concrete tiled roof.

The accommodation is conveniently arranged on two floors and extends in all to 818 square feet, with the added benefit of gas fired warm air heating, double glazed windows in hardwood frames and cavity wall insulation.

Agents note: sold with no forward chain.

Location

Situated on the popular and sought after Vinters Park development with its own excellent selection of amenities including shopping parade providing for everyday needs, community centre with pre-school and the adjacent Vinters Valley nature reserve with its 9 acres. Educationally the area well served with the local Eastborough, Valley Park and Invicta schools catering for infants, juniors and seniors. Maidstone town centre is some 11/4 miles distant and offers a more comprehensive selection of amenities including two railway stations connected to London, two museums, theatre, county library, excellent shopping facilities at Fremlins Walk. There is a wider selection of schools for older children in and around the town centre. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports. Mote Park is within half a mile and has 450 acres, boating lake, leisure centre and municipal swimming pool.

Council Tax Band

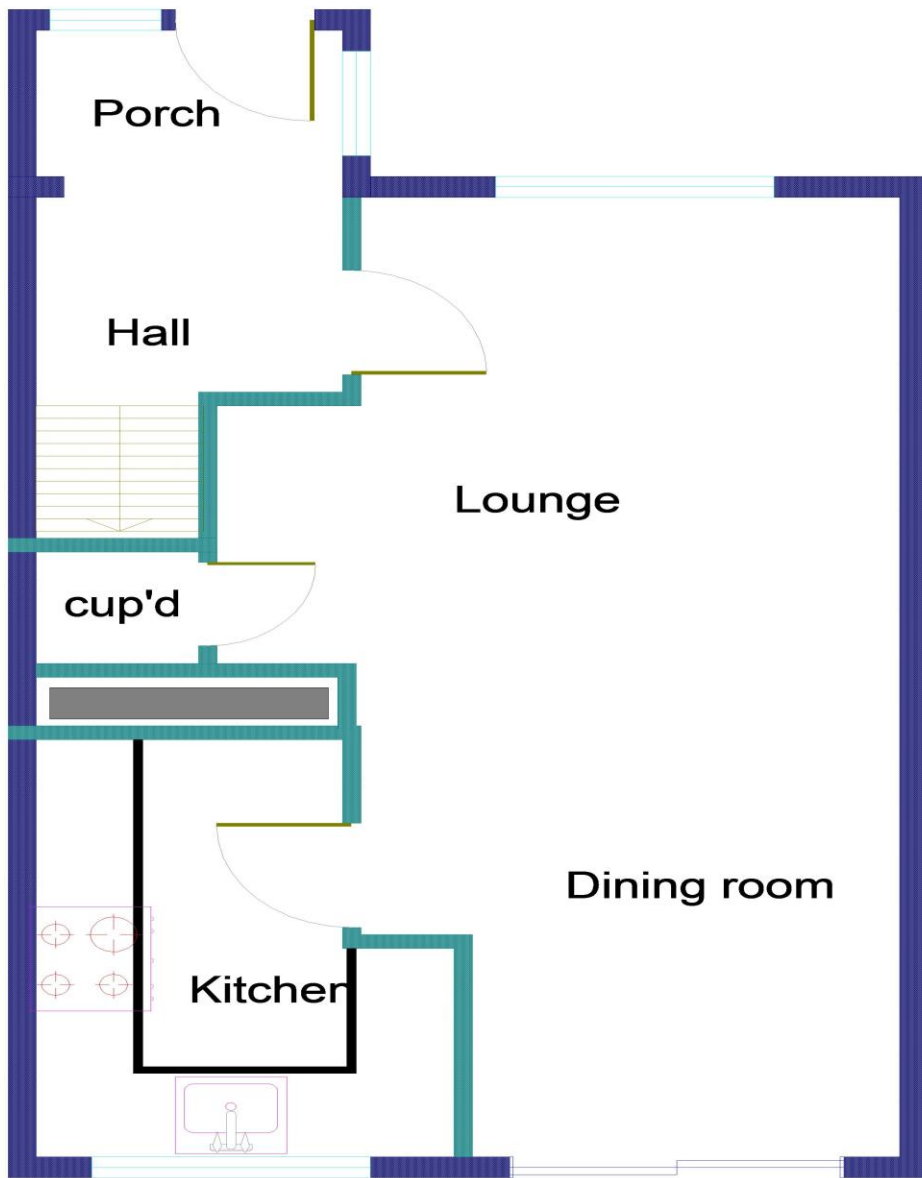
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VIEWINGS STRICTLY BY APPOINTMENT

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		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Floor area 818sq' approximately.
N.B:Not to scale, for guidance only.



ON THE GROUND FLOOR

ENTRANCE HALL

UPVC half glazed entrance door and glazed side panel. Low level meters cupboard. Staircase to first floor. Wood laminate flooring.

THROUGH LOUNGE/DINING ROOM 23' 0" x 12' 3"
(Narrowing to 7'6 in DINING AREA) (7.01m x 3.73m)

Picture window to front affording a pleasant open outlook, eastern aspect. Understairs storage cupboard. Double glazed sliding patio doors overlooking rear garden affording a western aspect. Wood laminate flooring.

KITCHEN 10' 0" x 7' 6" (3.05m x 2.28m)

Well fitted with units having stainless steel fittings and black granite effect working surfaces. stainless steel sink with mixer tap, cupboards under. Range of high and low level cupboards with working surfaces incorporating four burner electric hob, extractor hood over and oven beneath. Plumbing for automatic washing machine. Tiled splashbacks. Wood laminate flooring. Window to rear.

ON THE FIRST FLOOR

LANDING

Built-in cupboard housing Johnson & Starley gas fired warm air boiler, supplying warm air heating throughout. Access to roof space.

BEDROOM 1 11' 9" x 9' 6" (3.58m x 2.89m)

Picture window to front affording a pleasant open outlook and views, eastern aspect.

BEDROOM 2 11' 0" x 9' 3" (3.35m x 2.82m)

Picture window to rear, affording a western aspect.

BEDROOM 3 8' 0" x 6' 0" (2.44m x 1.83m)

Window to front affording an eastern aspect, pleasant open outlook.

BATHROOM

White suite with chromium plated fittings. Panelled bath. Hand basin with cupboard under. Low level W.C. Fully tiled walls. Mira electric shower with sliding shower screen.

OUTSIDE

Open plan front garden. Laid to lawn with shrubs.

GARDEN

The rear garden extends to 30 ft . Paved patio area adjacent to house. Fully fenced and walled with lawned area, shrubs. Rear pedestrian access. Garage en bloc close by with up and over entry door.

Directions

From our Penenden Heath office proceed in an easterly direction into Penenden Heath Road, at the Ciltern Hundreds roundabout take the second exit into Sittingbourne Road, turning first left into Hampton Road. Follow the road for some distance turning right into Bargrove Road and Newenden Close will be found first turning on the left, proceed along Newenden Close bearing left and the property will be found at the end of the road.



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