



46 Curzon Road  
Maidstone  
ME14 5BB

Guide Price £350,000 to £375,000

46  
Curzon Road  
Maidstone  
ME14 5BB



## Description

A Classic 1920s Art Deco Terraced Home on a Sought-After Tree-Lined Road!

This charming three-bedroom 1920s terraced house is bursting with original Art Deco features and offers an exceptional opportunity to own a piece of architectural history. Perfectly positioned on a highly sought-after, tree-lined residential road, the property combines timeless character with generous living space and a superb south-facing rear garden.

Step inside to discover two separate and spacious reception rooms, perfect for both entertaining and everyday family life. The home retains many of its original features, including period fireplaces, decorative coving, and vintage doors, adding unique charm and elegance throughout.

Upstairs, you'll find three bedrooms and a generous, modernised shower room offering both comfort and convenience.

Outside, the 50ft south-facing garden is a true highlight — ideal for relaxing, gardening, or entertaining in the sunshine.

Sold with no forward chain.

## Location

Located in this well established and highly sought after tree-lined cul-de-sac on the favoured northern outskirts of the town, within one mile of the centre. Penenden Heath is a 1/4 mile distant and has a good selection of local amenities including shops, recreational facilities on the Heath including tennis, bowls, children's play area and pre-school. Educationally the area is well served with the local Sandling School catering for infants and juniors. The County town offers a comprehensive selection of amenities including two railway stations connected to London, two museums, theatre, County library, multi-screen cinema and excellent shopping facilities at Fremlins Walk and The Mall. There is a wider selection of schools and colleges 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.

## Council Tax Band

C

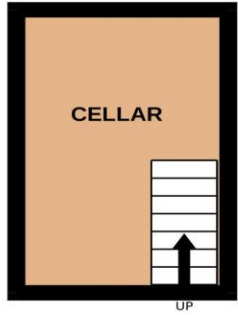
## VIEWINGS STRICTLY BY APPOINTMENT

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

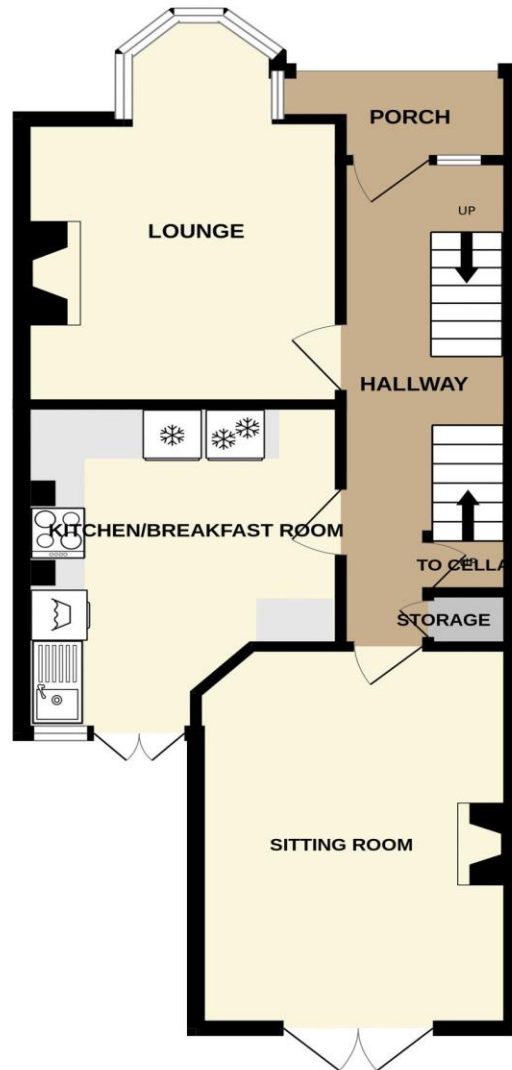


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	67 D
39-54	E		
21-38	F		
1-20	G		

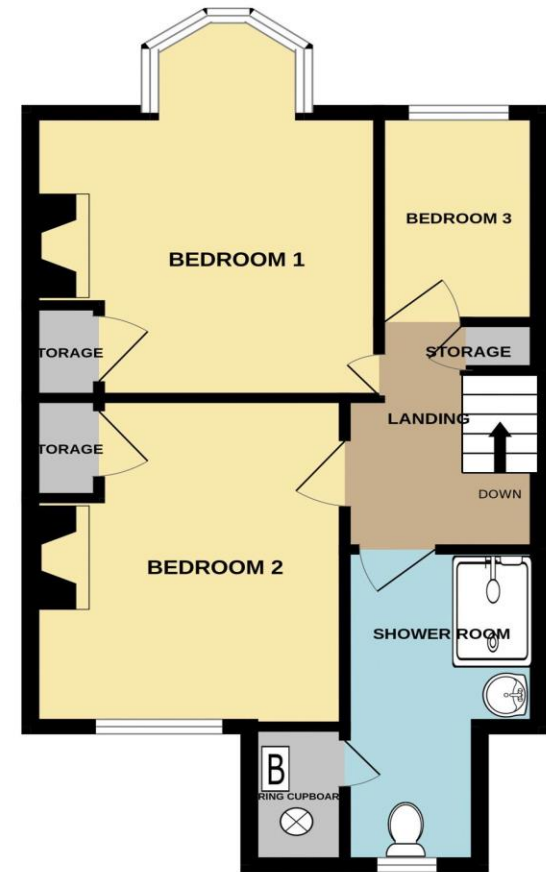
BASEMENT  
76 sq.ft. (7.0 sq.m.) approx.



GROUND FLOOR  
517 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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.  
Made with Metropix ©2025



## ON THE GROUND FLOOR

### ENTRANCE CANOPY

Imposing entrance canopy with quarry tiled floor, outside lighting, original half glazed entrance door with gorgeous stained leaded light panels and fan light.

**ENTRANCE HALL** 18' 8" x 5' 5" (5.69m x 1.65m)

Original entrance door and surround, decorative timber medallion, double radiator, Karndean tiled flooring, staircase to first floor with period balustrade and newel post, picture rail, understairs storage cupboard, half glazed door and staircase to lower ground floor.

**LOUNGE** 14' 7" x 11' 4" (4.44m x 3.45m)

Contemporary timber fire surround with inset marble, open grate, picture rail, cornice, deep glazed bay window to front, double radiator.

**SITTING ROOM** 14' 7" x 10' 6" (4.44m x 3.20m)

Pine fire surround with inset registrar fireplace, raised basket, slate hearth and open grate. Picture rail and cornice, window and double casement doors overlooking rear garden affording a southern aspect.

**KITCHEN / BREAKFAST ROOM** 12' 7" x 10' 6" (3.83m x 3.20m)

Comprehensively fitted with units having pastel blue high gloss door and drawer fronts with oak block working surfaces and upstand. Stainless steel sink with mixer tap, four burner gas hob set in original fire surround, stainless steel splashbacks and oven beneath, plumbing for washing machine, integrated

fridge and freezer, window and casement door to garden, double radiator, vinyl flooring.

## ON THE LOWER GROUND FLOOR

**CELLAR** 10' 8" x 7' 0" (3.25m x 2.13m)

Useful cellar with service meters and modern consumer unit, light and power.

## ON THE FIRST FLOOR

**LANDING** 10' 0" x 6' 5" (3.05m x 1.95m)

Access to roof space, built-in storage cupboard, original timber balustrade and newel post, picture rail.

**BEDROOM 1** 14' 2" x 12' 0" (4.31m x 3.65m)

Built-in storage cupboard, beautiful cast iron fireplace with art deco tiled cheeks and decorative cowel. Bay window to front, two double radiators, picture rail.

**BEDROOM 2** 13' 1" x 10' 4" (3.98m x 3.15m)

Cast iron fireplace, fireside storage cupboard, picture rail, double radiator, replacement double glazed window overlooking rear garden affording a southern aspect.

**BEDROOM 3** 8' 0" x 5' 0" (2.44m x 1.52m)

Radiator, window to front.

**SHOWER ROOM** 13' 2" x 6' 5" (4.01m x 1.95m)

Cast iron fireplace, classical art deco with poppy design, contemporary white suite, shower cubicle with rainforest shower head, hand shower and glass screen, wash hand basin with mixer tap and walnut effect cabinet, low level WC, tiled flooring, chromium plated heated towel rail, built-in linen cupboard housing Logic gas fired boiler and hot water cylinder. Dormer window to rear with a southern aspect.

## OUTSIDE

To the front of the property there is a pathway with original roped edging, brick reveal with Hydrangeas and Roses. The rear garden extends to approximately 50 ft and is south facing, fully fenced with concrete patio area adjacent to house, lawned area, pathway, well stocked with mature shrubs and trees, trellis, garden shed and rear pedestrian access.

## Directions

From our Penenden Heath office proceed in a southerly direction into Boxley Road, taking the sixth turning on the left into Curzon Road and the property will be found on the left hand side as indicated by our sign board.



SALES OFFICES  
01622 671200



sales@ferrisandco.net  
www.ferrisandco.net



Penenden Heath Parade,  
Penenden Heath, Maidstone, Kent ME14 2HN

