



Heathfield Road, Penenden Heath, Maidstone, Kent, ME14 2AD
Offers In The Region Of £795,000



The property is situated in one of Maidstone's most premier residential roads on the northern outskirts of Maidstone. The area of Penenden Heath itself has excellent local amenities close by. The county town itself provides a wide range of shopping, educational and social facilities, including two mainline stations. There is easy access to the M20 motorway providing fast travel to London and the Kent coastline.

The property comprises a quite beautifully presented four bedroom detached family house finished to a very high specification. The property itself benefits from gas fired central heating and double glazing and many of the principal rooms enjoy shuttered windows. There are delightful landscaped gardens at the rear screened by tall brick and ragstone walling. An internal inspection of this lovely family home is thoroughly recommended by the sole selling agents. Tenure: Freehold. EPC Rating: D. Council Tax Band: F.



ACCOMMODATION

Ground Floor:

Entrance door to ...

Entrance Hall

Tiled flooring with underfloor heating. Cloaks cupboard. Double aspect.

Cloakroom

Low level WC. Wall mounted wash hand basin. Tiled flooring. Double glazed window to front elevation.

Magnificent Kitchen/Dining Room

Triple aspect. The DINING AREA has tiled flooring with underfloor heating which continues through to the KITCHEN AREA. The kitchen itself has an excellent range of granite work surfaces with cupboards and drawers under. Island unit incorporating breakfast bar and storage cupboards. Range of wall cupboards. Inset one and a half bowl sink unit with cupboards under. Smeg oven and grill with extractor fan over. Built-in wine fridge. Plumbing for washing machine and dishwasher. Bi-folding doors to rear garden.

Living Room

A beautifully proportioned room with attractive herringbone parquet flooring. Central fireplace with gas coal effect fire. Double glazed double doors opening to rear garden.

First Floor:

Landing

Airing cupboard housing hot water tank. Access to insulated roof space.

Bedroom One

Double glazed window to rear elevation. Range of built-in wardrobe cupboards. Door to ...

• En-suite Shower Room

Shower cubicle with thermostatically controlled shower. Low level WC. Wash hand basin in vanity unit with drawer under. Shaver point. Part tiled walls. Double glazed window to side elevation.

Bedroom Two

Double glazed windows to front and side elevations. Range of built-in wardrobe cupboards. Double glazed door to balcony with glass balustrade.

Bedroom Three

Double glazed window to rear elevation. Built-in wardrobe cupboards.

Bedroom Four

Double glazed window to front elevation.

Family Bathroom

Tiled panelled bath. Thermostatically controlled shower with fitted glass screen. Low level WC. Wash hand basin in vanity unit with drawer under. Shaver point. Inset ceiling lighting. Tiled flooring. Part tiled walls. Double glazed window to side elevation.

EXTERNALLY

A tarmac driveway provides extensive parking to the front of the house. This in turn gives access to INTEGRAL GARAGE with electronically operated roll-up door. The

spacious garage has a range of wall units and shelving, power and light. Wall mounted Ideal gas fired boiler serving central heating and domestic hot water. There is a delightful GARDEN to the rear of the house. Immediately behind is a paved terrace leading on to an area of lawn with well-stocked flower borders. A paved area with pergola over. The gardens are screened with lovely ragstone and brick walling.

VIEWING

Viewing strictly by arrangement with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB. Tel: 01622 756703.

DIRECTIONS

Leave Maidstone on the A249 Sittingbourne Road. Proceed to The Chiltern Hundreds roundabout. Turn left into Penenden Heath Road and almost immediately left into Heathfield Road. Continue on and the property will be found on the left hand side.

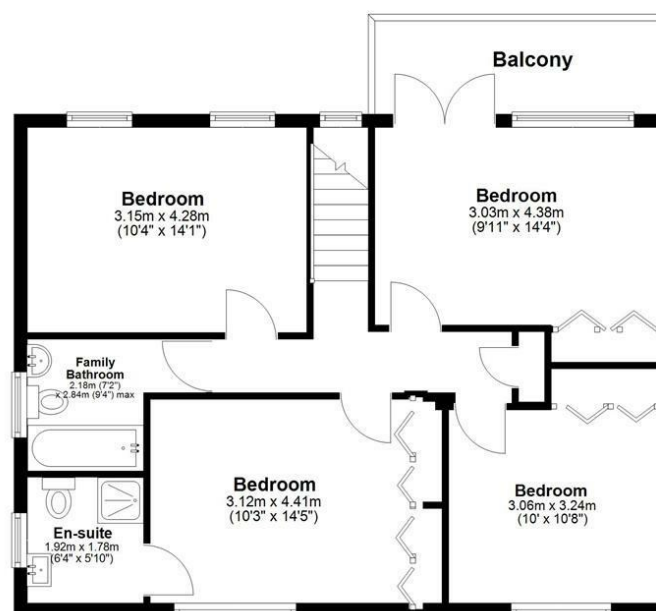
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Ground Floor



First Floor



Total area: approx. 155.2 sq. metres (1670.5 sq. feet)

