Ferris&Co



Monthly Rental Of £1,750 pcm
Holding deposit equivalent to 1 week's rent on application







32 Chestnut Drive
Maidstone, ME17 4QX

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Popular semi detached family house, located in this well established residential position within a 1/4 of a mile of the centre of the village. The accommodation is arranged on two floors and extends in all to in excess of 900 square feet, with large picture windows creating a light and airy interior. There is ample parking to the front and a driveway to the side of the property which leads to a detached garage. The rear garden extends to 40ft and enjoys an eastern aspect. There is gas fired central heating and UPVC double glazing with a conservatory to the rear. One of the more attractive features of the property is the open plan kitchen/diner, well fitted with units and split level appliances. Applicants must earn £45k per annum for referencing purposes. The landlord will accept 1 pet at the property.

Coxheath centre is within a 1/4 of a mile and has a selection of shops, popular infant and junior school and nearby is The New Line Academy learning academy secondary school. Maidstone town centre is some three miles distant and offers a more comprehensive selection of amenities including two museums, theatre, county library, multi-screen cinema and two railway stations connected to London.

ON THE GROUND FLOOR

ENTRANCE PORCH
UPVC glazed entrance door and side panel.

ENTRANCE HALL
Double radiator. Understairs storage cupboard. Staircase to first floor.

LOUNGE *13' 10" x 10' 9" (4.21m x 3.27m)*
Fireplace with fitted electric fire. Picture window to front, affording a western aspect. Double radiator. Double casement doors to:

OPEN PLAN KITCHEN/DINING ROOM *17' 4" x 9' 9" (Narrowing to 8'9 in dining area) (5.28m x 2.97m)*
KITCHEN AREA: Comprehensively fitted with oak faced door and drawer fronts with stainless steel fittings and black granite effect working surfaces comprising:- Stainless steel sink unit with mixer tap, cupboards under. Range of high and low level cupboards with working surfaces incorporating AEG four burner gas hob, extractor hood above. Eye level oven and grill. Plumbing for automatic washing machine. Integrated fridge/freezer. Valiant gas fired boiler supplying central heating and domestic hot water throughout. Ceramic tiled floor. Tiled splashback. Window overlooking rear garden, affording an eastern aspect.

CONSERVATORY *9' 9" x 7' 0" (2.97m x 2.13m)*
UPVC framed and double glazed with sliding patio door to garden. Casement door. Ceramic tiled floor.

ON THE FIRST FLOOR

LANDING
Window to side. Built-in linen cupboard with radiator, shelving above.

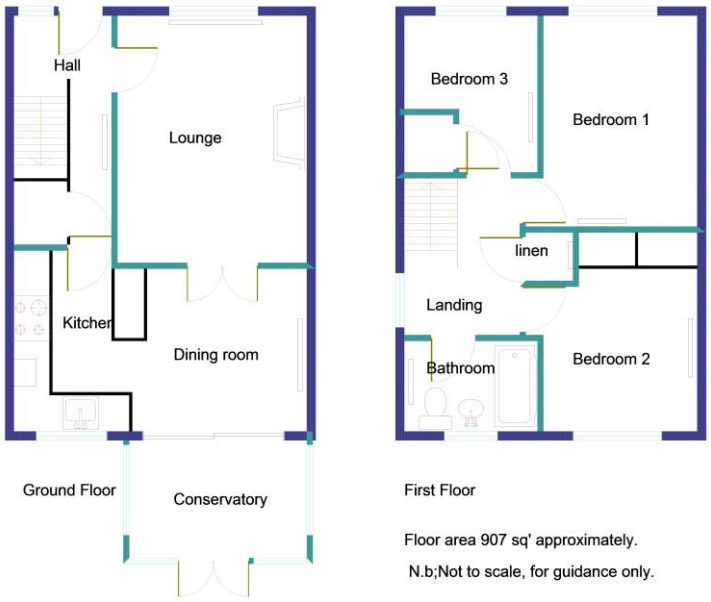
BEDROOM 1 *12' 0" x 9' 6" (3.65m x 2.89m)*
Radiator. Double built-in wardrobe cupboard. Picture window to front.

BEDROOM 2 *9' 6" x 8' 9" (2.89m x 2.66m)*
Double built-in wardrobe cupboard. Radiator. Picture window overlooking rear garden, eastern aspect.

BEDROOM 3 *8' 9" (Max) x 7' 7" (2.66m x 2.31m)*
Radiator. Built-in storage cupboard. Window to front, western aspect.

BATHROOM





DIRECTIONS

From Maidstone leave via Stone Street heading in a southerly direction a continuation of which is the Loose Road A229. Bearing right at the traffic lights and The Wheatsheaf public house, continuing along the Loose Road. After approximately 3 miles turn right at the traffic lights beyond the petrol station, sign posted Coxheath, onto the B2163. Proceed through the centre of the village turning right into Pembroke Road, first left into Whitebeam Drive and Chestnut Drive will be found on the right hand

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Performance Certificate

HM Government

32, Chestnut Drive, Coxheath, MAIDSTONE, ME17 4QX

Dwelling type:	Semi-detached house	**Reference number:**	2428-0908-7279-5353-1970
Date of assessment:	22 November 2017	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	23 November 2017	**Total floor area:**	74 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

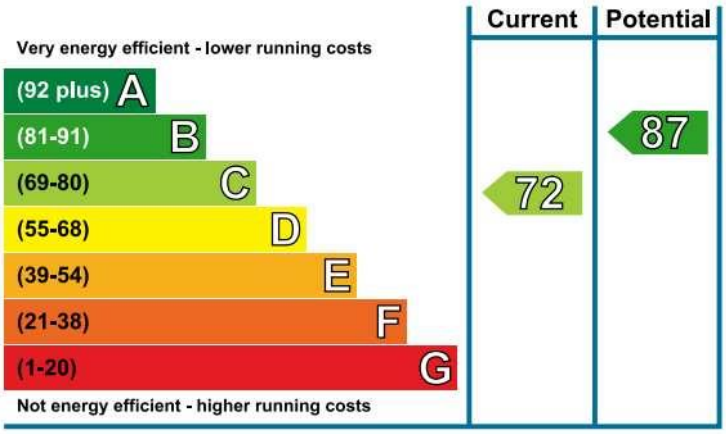
Estimated energy costs of dwelling for 3 years:	**£ 1,815**
Over 3 years you could save	**£ 306**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 153 over 3 years	You could save £ 306 over 3 years
Heating	£ 1,239 over 3 years	£ 1,155 over 3 years	
Hot Water	£ 303 over 3 years	£ 201 over 3 years	
Totals	**£ 1,815**	**£ 1,509**	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 96
2 Low energy lighting for all fixed outlets	£35	£ 105
3 Solar water heating	£4,000 - £6,000	£ 102

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.