



34 Becksbourne Close
Penenden Heath, Maidstone
ME14 2ED

Guide Price £370,000 to £390,000

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Maidstone
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Description

Superb opportunity to purchase this 4 bedroom Townhouse. The property is exceptionally spacious, extending to 1433 sq ft with annexe potential to the ground floor, as soon as you cross the threshold you are met with well presented light and airy rooms.

The accommodation comprises a wide reception hall, utility room, cloakroom, bedroom 4 / study on the ground floor, lounge with wide opening to the dining room, fitted kitchen, three bedrooms with built-in storage, family bathroom, low maintenance south east facing 30' rear garden, double driveway and garage. Viewing is highly recommended.

Location

Situated in this pleasant cul-de-sac position in the popular Penenden Heath area. Conveniently located within a 1/4 of a mile of the heath with its excellent selection of shops which provide for everyday needs together with recreational facilities including tennis, bowls, children's play area, numerous countryside walks and pre-school. Two health clubs are a short distance away at The Orida Hotel and The Village Hotel. Educationally the area is well served with the local Sandling school catering for infants and juniors being within a 1/2 of a mile. Maidstone town centre is some 1 1/2 miles distant and offers a more comprehensive selection of amenities including two museums, theatre, county library, multi-screen cinema, excellent shopping facilities at The Mall and Fremlins Walk and two railway stations connected to London. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to London and The Channel ports.

Council Tax Band

D

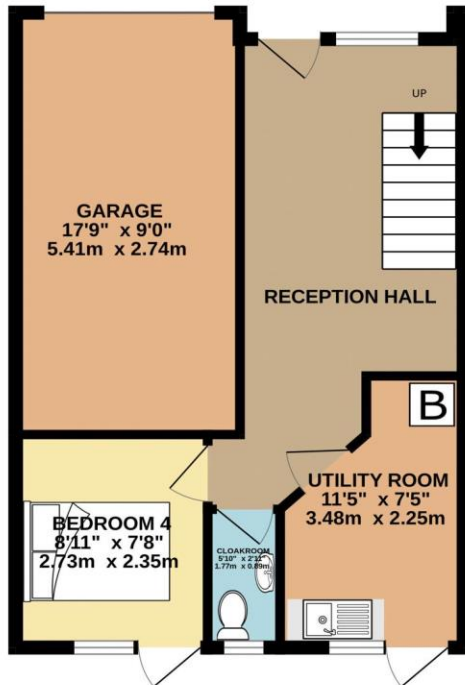
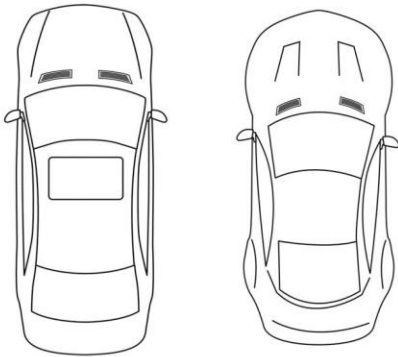
VIEWINGS STRICTLY BY APPOINTMENT

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

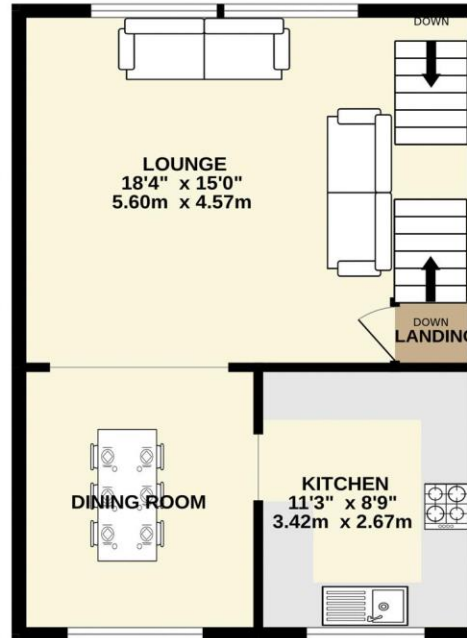


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

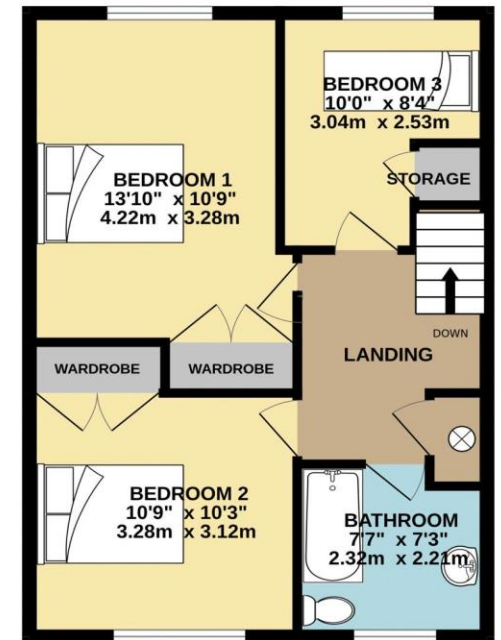
GROUND FLOOR
471 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



2ND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1433 sq.ft. (133.1 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.
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ON THE GROUND FLOOR

Oak internal doors.

RECEPTION HALL 19' 2" x 9' 0" (5.84m x 2.74m)

Spacious entrance hall with oak laminate flooring, stairs to first floor, window to front and radiator, composite front entrance door with 4 window panes in a stunning sage green.

BEDROOM 4 / STUDY 9' 0" x 7' 8" (2.74m x 2.34m)

Continuous oak laminate flooring, radiator, window to rear, single casement door to the garden.

CLOAKROOM

White suite, low level WC, wash hand basin with mosaic tiled splashback, window to rear.

UTILITY ROOM 11' 2" x 7' 0" (3.40m x 2.13m)

Counter unit with enamel sink with mixer tap and drainer, mosaic tiled splashback, cupboards beneath, space for washing machine, Worcester boiler, tile effect vinyl flooring, window to rear, single casement door to the garden and pillared vertical radiator.

ON THE FIRST FLOOR

LOUNGE 18' 5" x 15' 10" (5.61m x 4.82m)

Continuous oak laminate flooring, two large windows to the front flooding the room with natural light, radiator, staircase to second floor, wide opening to:

DINING ROOM 11' 0" x 9' 6" (3.35m x 2.89m)

Continuous oak laminate flooring, window to rear, radiator, opening to:

KITCHEN 11' 6" x 8' 8" (3.50m x 2.64m)

A comprehensive range of contrasting colour units with high gloss door and drawer fronts with complimenting black granite effect working surfaces and splashbacks, integrated Neff oven and microwave, four burner gas hob with extractor hood above and stainless steel upstand, tile effect vinyl flooring, space for fridge freezer and dishwasher, stainless steel one and a half bowl sink with mixer tap and drainer, window to rear, low voltage recessed lighting.

ON THE SECOND FLOOR

LANDING

Built-in airing cupboard housing water cylinder, access to roof space, radiator.

BEDROOM 1 14' 0" x 9' 7" (4.26m x 2.92m)

Continuous oak laminate flooring, double and single built-in wardrobes, window to front, radiator.

BEDROOM 2 11' 6" x 10' 8" (3.50m x 3.25m)

Continuous oak laminate flooring, built-in wardrobe with sliding doors, window to rear, south eastern aspect, radiator.

BEDROOM 3 10' 6" x 8' 6" (3.20m x 2.59m)

Built-in shelved storage cupboard, window to front, radiator.

BATHROOM

White suite with chrome fittings, low level WC, P-shaped panelled bath with Aqualisa Aquastream shower with rainforest shower head, glass screen, wash hand basin with mixer tap, chromium plated

heated towel rail, extractor fan, shaver point, low voltage recessed lighting, wood effect vinyl flooring, window to rear, south eastern aspect.

OUTSIDE

The front of the property has a tarmac driveway for two vehicles, garage measuring 17'9" by 9' with electric up and over entry door and outside light.

The rear garden has a south eastern aspect and measure 29 ft by 19ft, decked area, with recessed deck lights, adjacent to the house with shallow steps leading to a paved patio - perfect for entertaining! Well stocked with shrubs and trees, outside tap, outside light, fully fenced boundaries and rear pedestrian back gate.

Directions

From our Penenden Heath office proceed in a westerly direction into Sandling Lane passing the traffic lights, take the second turning on the right into Becksbourne Close and the property will be found some distance along on the left hand side as you reach the end of the cul de sac.



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