



58 Willow Rise
Downswood, Maidstone
ME15 8XR

Offers in Excess of £270,000

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Description

This beautifully presented mid-terrace home is situated on the edge of the popular Downwood development, perfectly positioned beside the Len Valley Nature Reserve — ideal for walking enthusiasts and those who love the outdoors.

The property has been much improved and tastefully decorated throughout, offering stylish and comfortable living accommodation. Spacious living area with newly laid flooring on the ground floor. Modern fitted kitchen/diner with integrated appliances, including a dishwasher. Two generous double bedrooms. Private 30ft rear garden, fully fenced and ideal for entertaining or relaxation. Allocated parking space for convenience. Quiet residential setting with excellent local amenities.

Easy access to Mote Park’s 450 acres of scenic parkland and leisure facilities. Downwood is a highly sought-after area offering a blend of tranquillity and accessibility. The property enjoys close proximity to nature reserves, walking trails, schools, and shops, as well as easy access to major transport links — making it ideal for both commuters and families.

Agents note: It is considered that the property would achieve £1,350 per calendar month as a rental.

Location

The property enjoys a quiet end of cul-de-sac location on the fringe of this sought after development adjacent to the Len Valley Nature Reserve, which in turn provide access to Mote Park, with it's 450 acres, boating lake, leisure centre and municipal swimming pool. The Downwood development has it's own shopping parade with Madginford shopping parade nearby, all within walking distance, which provides for everyday needs together with community and medical centres. There are a host of countryside walks and bridle paths in the area. The nearby village of Bearsted has a wider selection of local amenities including butchers, bakers, delicatessen, paper shop, hairdressers, a number of popular village pubs and a picturesque village Green. The County town being some two miles distant offering a more comprehensive selection of amenities including two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. The M20/M2/M25 and M26 motorways are close by and offer direct vehicular access to both London and the Channel Ports.

Council Tax Band

C

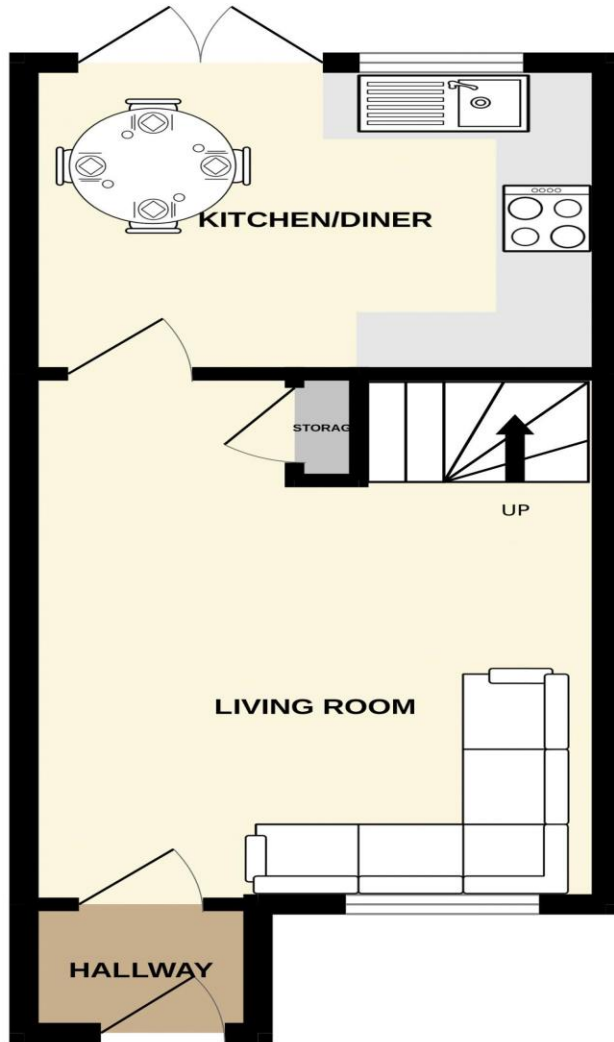
VIEWINGS STRICTLY BY APPOINTMENT

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

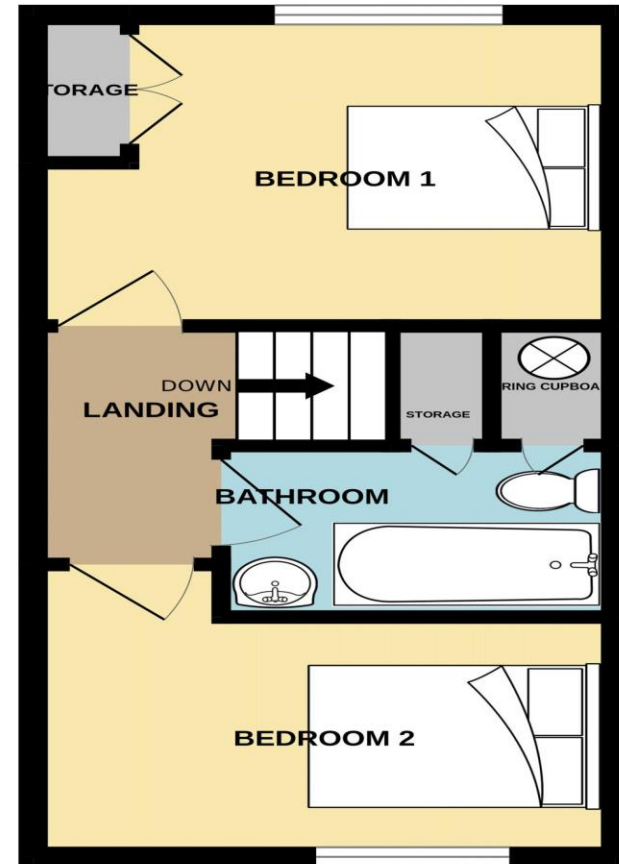


Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
304 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 590 sq.ft. (54.9 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

ENTRANCE HALL

UPVC Georgian style entrance door, outside lighting, cloaks area. Door to:

LIVING ROOM 15' 0" x 9' 9" (4.57m x 2.97m)

Window to front, radiator, understairs cupboard, open tread staircase and balustrade to first floor, new laminate flooring.

KITCHEN/DINER 11' 9" x 9' 0" (3.58m x 2.74m)

New wood laminate flooring, white high gloss door and drawers, wood block effect worktops, stainless steel sink and mixer tap, integrated new dishwasher, 4 burner electric hob, extractor, oven beneath, plumbing for washing machine, windows and double casement doors to garden south/western aspect, radiator, metro tiling.

BEDROOM 1 11' 9" x 9' 0" (3.58m x 2.74m)

Double built in wardrobe, radiator, window to rear, south/western aspect, feature panelled wall.

BEDROOM 2 11' 9" x 8' 6" (3.58m x 2.59m)

Window to front, radiator.

BATHROOM 8' 0" x 5' 0" (2.44m x 1.52m)

White contemporary suite, chromium plated fitted fittings, panelled bath, mixer tap and glass shower screen, pedestal wash hand basin, low level WC, radiator, fully tiled walls and flooring, storage cupboard and airing cupboard.

OUTSIDE

30ft rear garden, fully fenced, lawn and patio area, artificial grass front garden. Allocated parking space.

Directions

From our Bearsted Office proceed in a southerly direction into Yeoman Lane, passing the village green on the left hand side. At the junction with the Ashford Road, turn right heading towards Maidstone, taking the second turning on the left into Spot Lane. Proceed through the traffic calming measures into Mallards Way, passing the lake on the left hand side. At the roundabout take the second exit into Deeringwood Drive, turning right just before the shops into Chiltern Close and Willow Rise will be found first turning on the left. The property will be at the end of the road on the right hand side.



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