



29 Northdown Close  
Penenden Heath, Maidstone  
ME14 2ER

Offers in the Region of £450,000

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## Description

Situated in a highly sought-after cul-de-sac in the heart of Penenden Heath, this classic 1930's art deco inspired extended semi-detached home offers an exciting opportunity for buyers looking to create their ideal family home. Benefitting from both ground and first floor extensions, the property provides generous accommodation with fantastic scope and potential throughout.

Externally, the home features a driveway, garage and a south-west facing rear garden, ideal for enjoying afternoon and evening sunshine. The property does require significant improvement and modernisation, making it perfectly suited to those seeking a project with the chance to add value and personalise to their own taste.

With plenty of potential and ample space to reconfigure or further enhance, this is a rare opportunity in a prime residential location.

Offered to the market with no forward chain, early viewing is highly recommended.

## Location

This quiet cul-de-sac in Penenden Heath enjoys a good range of local amenities including shops providing for everyday needs, recreational facilities on the Heath including tennis, bowls, together with numerous countryside walks, children's play area and pre-school. Educationally the area is well served with the local Northborough, St Paul's and Sandling Schools, catering for infants and juniors. Maidstone town centre which maybe accessed by a regular bus service on the Boxley Road is some one mile 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. There are excellent selection facilities at the Mall and Fremlins Walk and a wider selection of schools and colleges for older children in and around the town centre including Valley Park School and a number of grammar schools. 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

## VIEWINGS STRICTLY BY APPOINTMENT

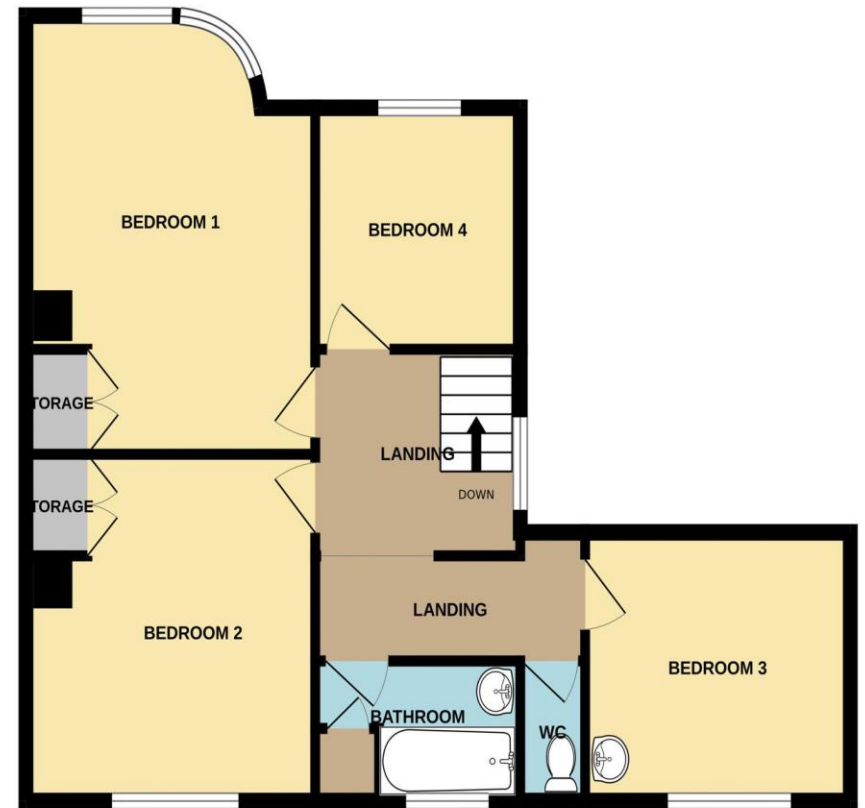
**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



GROUND FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1290 sq.ft. (119.9 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 entrance door with glazed fanlight, concealed storage cupboards to either side, double radiator, and side aspect window. Staircase rising to the first floor with useful understairs storage cupboard housing the service meter.

### LOUNGE 15' 3" (into bay) x 12' 10" (4.64m x 3.91m)

Attractive bay window to the front elevation enjoying a pleasant open outlook, feature gas fire with tiled surround and stepped chimney breast, and double radiator.

### DINING ROOM 12' 4" x 11' 5" (3.76m x 3.48m)

Wide glazed casement doors with adjoining side windows overlooking the rear garden, enjoying a south-westerly aspect, and double radiator.

### KITCHEN 9' 2" x 7' 10" (2.79m x 2.39m)

Fitted with a range of high and low level units incorporating a stainless steel sink with drainer, plumbing for washing machine, and wall-mounted Baxi gas-fired boiler (installed in 2022 with the benefit of a 7-year warranty). Useful understairs storage cupboard housing the gas service meter. Wide glazed door with adjoining window overlooking the rear garden, enjoying a south-westerly aspect. Vinyl flooring and half-glazed door leading to:

### REAR LOBBY

Wall-mounted storage cupboard, glazed casement door with adjoining window to the front elevation, and door leading to:

### DOWNSTAIRS SHOWER ROOM 5' 10" x 5' 2" (1.78m x 1.57m)

White suite with chrome fittings comprising low level WC, wash hand basin, and step-in shower cubicle with glazed screen and Triton electric shower. Rear aspect window and radiator.

## ON THE FIRST FLOOR

### LANDING

Window to side, access to roof space.

### BEDROOM 1 15' 10" x 11' 6" (4.82m x 3.50m)

Bay window to the front elevation enjoying a pleasant open outlook, built-in wardrobe with overhead storage cupboard, and double radiator.

### BEDROOM 2 12' 6" x 11' 5" (3.81m x 3.48m)

Built-in wardrobe with overhead storage cupboard, rear aspect window overlooking the garden and enjoying a south-westerly outlook, and double radiator.

### BEDROOM 3 9' 0" x 10' 9" (2.74m x 3.27m)

Rear aspect window enjoying a south-westerly outlook, double radiator, and wash hand basin set within a vanity unit with storage cupboards beneath.

### BEDROOM 4 8' 8" x 8' 0" (2.64m x 2.44m)

Front aspect window enjoying a pleasant open outlook, and double radiator.

### BATHROOM 5' 1" x 8' 0" (1.55m x 2.44m)

White suite with chrome fittings comprising panelled bath and wash hand basin. Rear aspect window enjoying a south-westerly outlook, radiator, airing

cupboard housing the hot water tank, and part tiled walls.

### CLOAKROOM

White low level WC with chrome fittings, window to rear.

### OUTSIDE

To the front of the property is a brick paviour driveway providing ample off-road parking, together with a neatly maintained lawned area. Access is provided to the single garage, which benefits from automatic roller doors to both the front and rear.

The rear garden is a particular feature of the property, enjoying a desirable south-westerly aspect and measuring approximately 70' x 60' maximum. Predominantly laid to lawn, the garden also offers a paved patio adjoining the house, outside tap, and fully enclosed fenced boundaries.

### Directions

From our Penenden Heath Office proceed in a southerly direction into Boxley Road. Northdown Close will be found fourth turning on the right hand side and the property will be found at the end of the cul de sac, as indicated by our signboard.



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