

Ferris&Co



Monthly Rental Of £2,100.00 pcm
Holding deposit equivalent to 1 week's rent on application



7 Mallings Lane
Maidstone, ME14 4EY

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

A well-presented three-bedroom detached home situated in the highly sought-after Bearsted area, offering spacious accommodation, a conservatory, garage and driveway parking. This attractive detached property provides generous and versatile accommodation, making it an ideal family home. The ground floor offers a welcoming living space together with a conservatory overlooking the garden, providing an additional bright and relaxing reception area. The property also benefits from a separate utility room and convenient downstairs cloakroom. Upstairs are three good-sized bedrooms, offering comfortable and well-proportioned accommodation. Externally, the property benefits from a private driveway providing off-road parking, a garage and garden, completing this desirable family home.

Bearsted is a highly sought-after village on the outskirts of Maidstone, offering an excellent combination of village life and convenient transport links. The area provides a good selection of local shops, pubs, restaurants and everyday amenities, with further shopping available at nearby Grove Green and Maidstone town centre. Bearsted railway station offers services towards London, while the M20 provides convenient road links towards London, the Kent coast and surrounding areas. The village is well regarded for its local schools and attractive surroundings, with Bearsted Green and nearby countryside providing plenty of opportunities for walking and leisure. Mallings Lane is ideally positioned for enjoying all that Bearsted has to offer, making it a popular location for families and commuters alike.

Outside

Lawn, Driveway. Garage.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements are approximate and should not be relied upon for any legal or financial purposes. These plans are for illustrative purposes only and should not be used as a basis for any legal or financial transactions. The agent does not warrant or guarantee the accuracy of the floorplans or measurements. Please see EPC for details.

Entrance Porch 4' 11" x 3' 3" (1.50m x 0.99m)
Entrance Door.

Lounge 19' 4" x 10' 11" (5.89m x 3.32m)
White painted walls. Mushroom colour media wall with built in cupboards. Beige carpet. Window facing front, fitted blinds. Radiator. Stairs leading to first floor.

Dining Room 9' 11" x 9' 6" (3.02m x 2.89m)
White painted walls. Grey Flooring. Leading to conservatory.

Conservatory 10' 6" x 8' 2" (3.20m x 2.49m)
Grey flooring. Door leading to garden.

Kitchen 9' 7" x 9' 6" (2.92m x 2.89m)
Tiled walls. Wood flooring. Range of high and low units. Free standing fridge freezer. Electric cooker. Extractor fan. One & half sink with drainer. Mixer tap. Window facing rear.

Utility room 7' 8" x 4' 5" (2.34m x 1.35m)
White painted walls. Wood flooring. Cupboards. Freestanding washing machine.

Cloakroom 7' 3" x 2' 8" (2.21m x 0.81m)
Low level W/C. Hand basin.

First Floor Landing

Bathroom 7' 5" x 5' 9" (2.26m x 1.75m)
Aqua boarding. Wood flooring. Heated towel rail. Bath with mixer tap. Over head shower head and hose. Glass shower screen. Hand basin with mixer tap. Built in cupboard. Window facing rear. Low level W/C. Shelving unit.

Bedroom 1 11' 2" x 9' 7" (3.40m x 2.92m)
Neutral painted walls, with dark feature wall. Cream carpets. Window. Radiator.

Bedroom 2 9' 10" x 9' 9" (2.99m x 2.97m)
White painted walls. Cream carpet. Window. Radiator.

Bedroom 3 10' 0" x 8' 4" (3.05m x 2.54m)
White painted walls. Cream carpets. Window. Radiator.

Rear Garden
Patio. Lawn. Small patio back right hand side.



Energy performance certificate (EPC)

7 Mallings Lane
Bearsted
MAIDSTONE
ME14 4EY

Energy rating

E

Valid until:

25 September 2033

Certificate number:

2291-1021-1299-9129-1143

Property type

Detached house

Total floor area

93 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		