

4 Salisbury Road
Penenden Heath, Maidstone
ME14 2TX

Offers in Excess of £375,000

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Description

We are delighted to present this exceptional bay-fronted Victorian terraced home, enviably positioned along a sought-after, tree-lined road on the favoured northern outskirts of town, approximately half a mile from the town centre and railway station.

The property has been comprehensively transformed by the current owners, successfully combining the charm and character of a Victorian townhouse with the style, comfort and efficiency of a modern home.

Arranged over three floors and extending to just over 1,100 sq. ft., the property has been finished to an impressive standard, with quality fittings and thoughtful attention to detail throughout. A particular highlight is the recently completed loft conversion, which provides a stunning additional bedroom enjoying far-reaching southerly views.

The result is a beautifully presented home that retains its attractive Victorian exterior while offering a stylish, contemporary interior ready for immediate enjoyment. Viewing is considered absolutely essential to fully appreciate the quality and extent of the accommodation on offer.

Offered for sale with no forward chain.

Location

Located in this sought after tree-lined road on the favoured northern outskirts of the town. Conveniently placed within 1/2 mile of the town centre with it's excellent selection of amenities which include two museums, theatre, County library, multi-screen cinema, two railway stations connected to London, excellent shopping facilities at the Mall and Fremlins Walk and a wide selection of schools and colleges for all children.

Council Tax Band

B

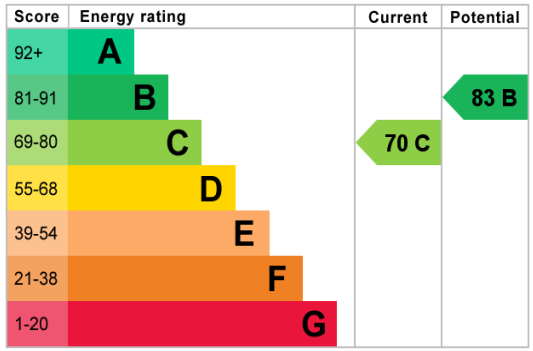
VIEWINGS STRICTLY BY APPOINTMENT

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

Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)







GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.

1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.

2ND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.6 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

A contemporary composite entrance door opens into the hallway, featuring stylish herringbone Amtico flooring and a traditional column radiator. Staircase to first floor.

LOUNGE / DINING ROOM *24' 6" (max) x 11' 8" (widening 12'1" in dining area) (7.46m x 3.55m)*

The room features stylish herringbone Amtico flooring and a bay window fitted with shutters, complemented by two traditional column radiators. Original cornicing and a ceiling rose enhance the period character of the dining area, while a fireplace recess with flue provides an attractive focal point. There is also a useful built-in storage cupboard, with double casement doors opening directly onto the south-facing rear garden.

KITCHEN *11' 9" x 7' 8" (3.58m x 2.34m)*

Stylish herringbone Amtico flooring complements a range of olive-green Shaker-style units with coordinating gold-coloured fittings and quartz work surfaces. An acrylic sink with brushed-brass mixer tap is positioned beneath a window overlooking the rear garden, complete with fitted shutters. Integrated appliances include a full-height American-style fridge, under-counter freezer, washing machine and tumble dryer, together with an eye-level oven and microwave. An induction hob with extractor hood above completes the kitchen, with partially tiled walls and recessed spotlights providing the finishing touches.

ON THE FIRST FLOOR

LANDING

Attractive timber balustrade.

BEDROOM 2 *13' 10" x 11' 1" (4.21m x 3.38m)*

Dual-aspect windows to the front, fitted with blinds, enjoy a desirable southerly aspect and provide plenty of natural light. A feature exposed-brick chimney breast with a limed and whitewashed finish adds character to the room, complemented by a radiator.

BEDROOM 3 *11' 0" x 9' 8" (3.35m x 2.94m)*

A window overlooks the rear garden, allowing for plenty of natural light, while an original cast-iron feature fireplace adds period character to the room and radiator.

BATHROOM *11' 6" x 7' 5" (3.50m x 2.26m)*

Luxuriously appointed with a contemporary take on a traditional white suite, complemented by stylish black fittings. The bathroom features a freestanding bath with concealed pipework, together with a separate walk-in shower enclosure incorporating a rainfall shower head and concealed controls. A WC and wash hand basin with mixer tap and useful storage cupboard beneath complete the suite. Finished with tiled flooring and a window to the rear aspect.

ON THE SECOND FLOOR

Built-in eaves storage cupboard, window to rear.

BEDROOM 1 19' 2" (max) x 13' 0" (5.84m x 3.96m)

A window overlooks the rear garden, complemented by a Velux window to the front providing additional natural light. Radiator. Please note there are some head-height restrictions at the extremities of the room to the front elevation.

OUTSIDE

To the front, the property is enclosed by an attractive brick boundary wall with brick-paved frontage and a cast-iron entrance gate. An ornate entrance canopy, complemented by external lighting and timber panelling to dado height, creates an appealing approach to the property.

The fully enclosed rear garden extends to approximately 50ft and enjoys a desirable southerly aspect. A paved patio adjoining the house leads onto a lawned garden, with a raised decked sun terrace providing an ideal space for outdoor seating and entertaining. Further benefits include rear pedestrian access, a brick-built store with electricity, light and power, together with an outside tap and external lighting.

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