



43 John Street  
Maidstone  
ME14 2SQ

Offers in the Region of £275,000



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ME14 2SQ





## Description

A fantastic opportunity to acquire this charming Victorian terraced home, ideally situated close to the Town Centre. The property offers well-proportioned accommodation comprising an entrance hall, two reception rooms, kitchen, covered area, and a twin-chamber cellar to the lower ground floor. To the first floor are two double bedrooms and a spacious bathroom. Externally, the property benefits from an impressive 170 ft rear garden.

Early viewing is highly recommended.

## Location

John Street is in a well established and popular residential position on the favoured northern outskirts of the town, conveniently placed within half a mile of the centre, with its excellent selection of amenities including shopping facilities at the Mall and Fremlins Walk, two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. Educationally the area is well served with the local St Pauls and Northborough Schools catering for infants and juniors with a wider selection of schools and colleges in and around the town centre. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

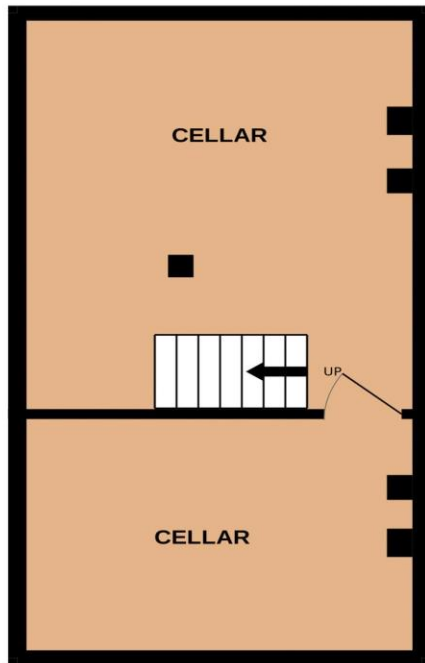
## Council Tax Band

## VIEWINGS STRICTLY BY APPOINTMENT

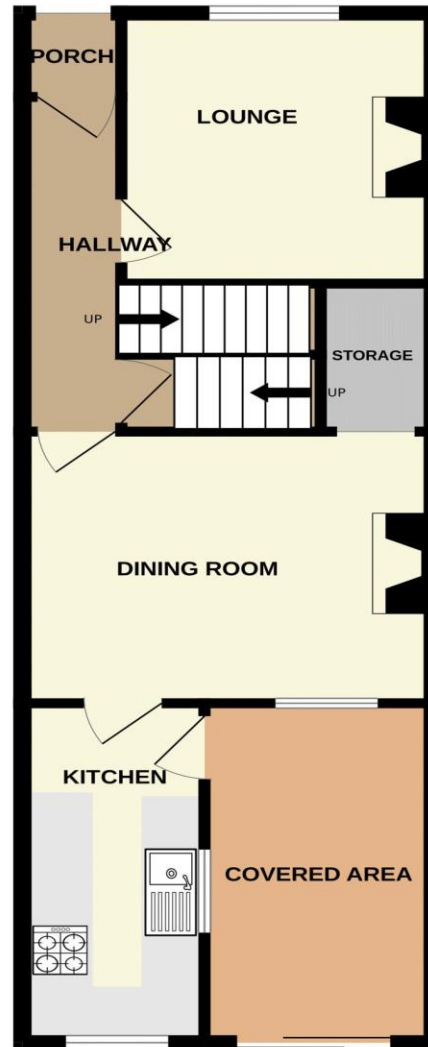
**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



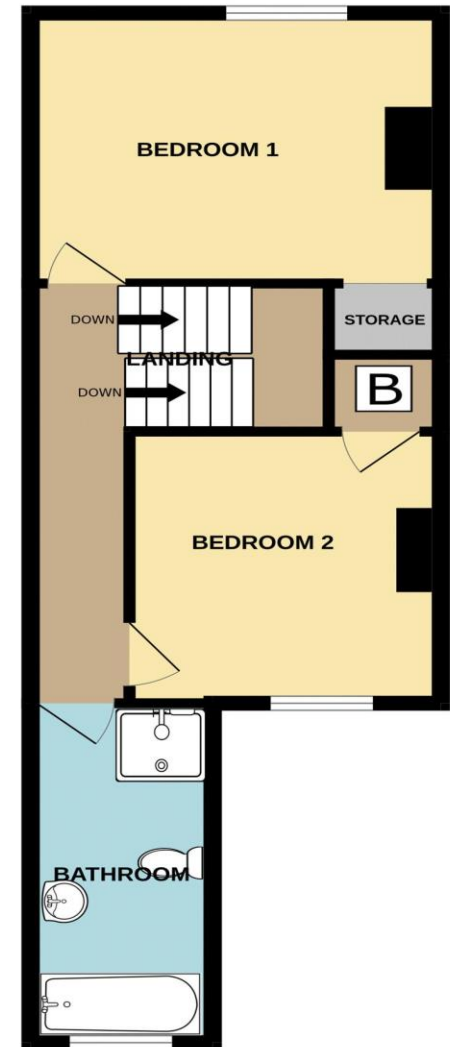
BASEMENT  
328 sq.ft. (30.4 sq.m.) approx.



GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1282 sq.ft. (119.1 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

### ENTRANCE HALL

Composite glazed uPVC entrance door, double radiator, wood-effect laminate flooring, staircase rising to the first floor, and access to the lower ground floor.

### LOUNGE 10' 8" x 10' 0" (3.25m x 3.05m)

Continuous wood-effect laminate flooring, feature exposed brick fireplace with hearth, two wall light points, front-facing window, radiator, and decorative dado rail.

### DINING ROOM 10' 9" x 13' 3" (3.27m x 4.04m)

Continuous wood-effect laminate flooring, feature exposed brick fireplace with slate hearth and decorative cast iron fender, understairs storage cupboard, double radiator, and window to the covered area providing natural light.

### KITCHEN 13' 5" x 5' 10" (4.09m x 1.78m)

A stylish range of high and low-level units with contrasting sage green and white painted door and drawer fronts, complemented by coordinating work surfaces. Features include an acrylic one-and-a-half bowl sink with mixer tap and drainer, integrated oven with four-burner gas hob and extractor hood above, glass-fronted display cabinets, and open shelving. Windows to the rear and side covered area provide ample natural light, while tiled splashbacks and tile-effect vinyl flooring complete the space. Glazed uPVC entrance door leading to:

## COVERED AREA 14' 1" x 7' 0" (4.29m x 2.13m)

With power supply and glazed double sliding doors opening onto the rear garden. The room is currently utilised as a storage and utility area, with space for a fridge freezer and plumbing for a washing machine.

## ON THE LOWER GROUND FLOOR

### TWIN CHAMBER CELLAR

Spacious twin-chamber cellar offering excellent storage facilities, measuring approximately 10'8" x 13'3" to the front and 10'10" x 10'4" to the rear. Also housing the consumer unit and service meters.

## ON THE FIRST FLOOR

### LANDING

Access to roof space.

### BEDROOM 1 10' 8" x 13' 3" (3.25m x 4.04m)

Wood-effect laminate flooring, front-facing window, radiator, and built-in storage cupboard with hanging rails.

### BEDROOM 2 10' 10" x 10' 4" (3.30m x 3.15m)

Double radiator, wood-effect laminate flooring, and rear-facing window overlooking the garden. Built-in airing cupboard housing the Worcester gas-fired boiler providing domestic hot water and central heating throughout.

### BATHROOM 14' 0" x 6' 0" (4.26m x 1.83m)

A well-appointed white suite with stylish blue accents and chrome fittings, comprising a low-level WC, wash hand basin with mixer tap, and panelled bath

with traditional-style taps. Separate step-in shower cubicle with glass screens and Triton electric shower. Finished with tiled splashbacks, wood-effect vinyl flooring, decorative panelling to dado height, radiator, and rear-facing window.

## OUTSIDE

To the front of the property is a paved garden area with mature shrubs, enclosed by attractive walled boundaries and a cast iron gate.

The rear garden is a particular feature of the property, extending to approximately 170 ft in length. Immediately adjoining the house is a paved patio area, leading onto a generous lawn with concrete pathway guiding you to a further paved seating area complete with summer house. The garden enjoys fenced boundaries, outside lighting, and an abundance of mature trees, plants, and shrubs, including torch lilies, iris, magnolia, and many more, creating a beautifully established outdoor space.

## Directions

From our Penenden Heath Office proceed in a southerly direction into Boxley Road. John Street will be found sixth turning on the right adjacent to the Dog and Gun Public House. The property will be found on the right as indicated by our sign board.



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