



29 Bonnington Road
Maidstone
ME14 5QR

Guide Price £350,000 to £375,000

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Description

Cleverly extended semi-detached home situated in a popular cul-de-sac, enjoying a pleasant open outlook to the front. Arranged over two floors, the property benefits from a west-facing, courtyard-style rear garden extending to approximately 30 ft, along with a nearby garage.

The current owners have happily resided at number 29 for the past 40 years, a testament to the appeal of the home and its location. Positioned on the northern edge of the development, the property lies within a quarter of a mile of Penenden Heath, and is well served by excellent local schools and nearby nature reserve.

Agents Notes: It is considered that the property would achieve £1500 per calendar month as a rental.

Location

Located on the sought after Vinters Park development with it's excellent selection of local amenities which include shops providing for everyday needs, community centre. The adjacent Vinters Valley Nature Reserve and Eastborough, Invicta and Valley Park Schools adjacent to the development. Maidstone town centre is some one mile distant and offers a more comprehensive selection of amenities including two railway stations connected to London, two museums, theatre, County library, multi-screen cinema and a further selection of schools and colleges for older children. 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

D

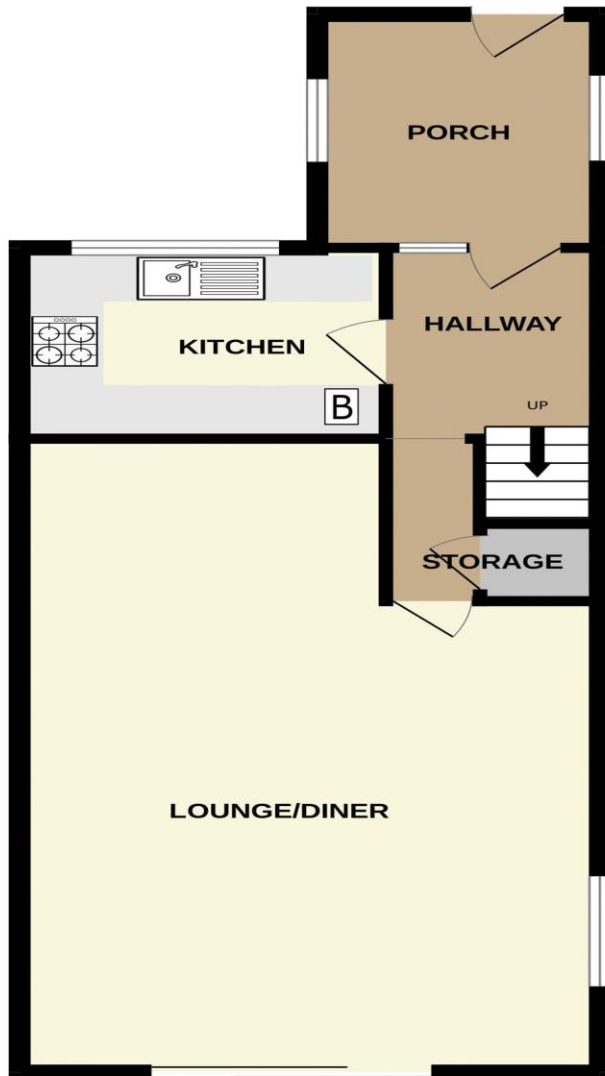
VIEWINGS STRICTLY BY APPOINTMENT

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

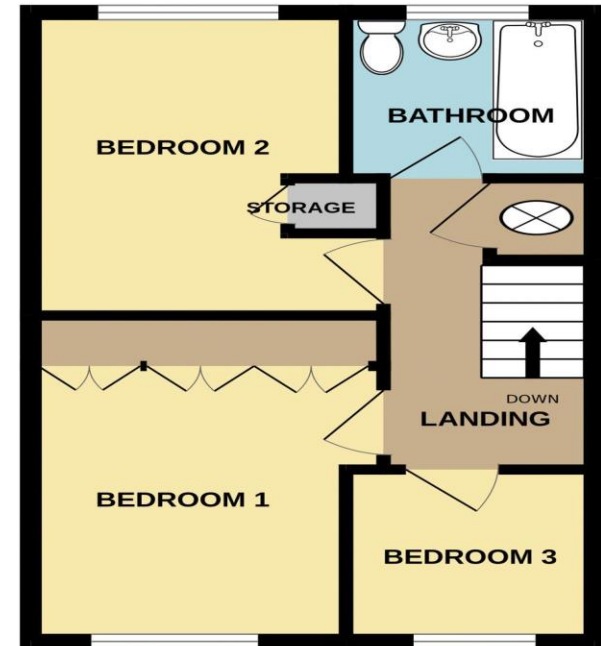


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (87.0 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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EXTENDED ENTRANCE PORCH 9' 0" x 7' 6" (2.74m x 2.28m)

Double-aspect windows, a glazed entrance door, exposed brickwork, and a double radiator, with potential to create a cloakroom or utility room. Half-glazed UPVC door with side panel leading to:-

ENTRANCE HALL

Double radiator, staircase to the first floor, and an understairs storage cupboard.

KITCHEN 9' 10" x 7' 5" (2.99m x 2.26m)

Fully fitted kitchen with a range of white units, stainless steel fittings, and woodblock-effect work surfaces. Includes a stainless steel sink with mixer tap, four-burner gas hob with oven below, and extractor hood above. Plumbing for an automatic washing machine, tiled splashbacks, and a front-facing window with an eastern aspect offering a pleasant open outlook. Glow-worm gas-fired boiler providing heating and hot water. Serving hatch.

EXTENDED LOUNGE/DINING ROOM 25' 8" x 15' 9" (7.82m x 4.80m)

Narrowing to 9'8" in the dining area. Double-aspect windows, including double-glazed sliding patio doors opening onto the garden with a western aspect. Three double radiators.

ON THE FIRST FLOOR

Landing with access to roof space. Built-in overstairs linen cupboard housing the water cylinder.

BEDROOM ONE 10' 10" x 10' 5" (3.30m x 3.17m) *max*

A range of built-in wardrobes comprising three double units. Radiator and a window overlooking the rear garden with a western aspect.

BEDROOM TWO 11' 10" x 9' 2" (3.60m x 2.79m)

Built-in storage cupboard, radiator, and a front-facing window with an eastern aspect.

BEDROOM THREE 6' 9" x 6' 7" (2.06m x 2.01m)

Window to the rear with a western aspect, and a radiator.

BATHROOM

White suite with chrome fittings, including a bath with mixer tap and separate thermostatic shower with curtain and rail. Pedestal wash basin and low-level WC. Fully tiled walls, storage cupboard, heated towel rail, and a front-facing window.

OUTSIDE

To the front of the property is a lawned area with a pathway, shingle bordering the house, and planted with a cherry tree and camellia. Side pedestrian access with clematis.

The rear garden is a courtyard-style space, paved and fully enclosed, extending to approximately 30ft and arranged over two levels. Rear pedestrian access and two sheds measuring 8' x 5' and 4' x 5'. Garage located in a nearby block.

Directions

From our Penenden Heath Office proceed in an easterly direction into Penenden Heath Road, at the Chiltern Hundreds roundabout take the second exit into Sittingbourne Road, turning first left into Hampton Road, Bonnington Road will be found first turning on the left, the property being towards the end of the road on the left hand side.



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