

# Ferris & Co



**Monthly Rental Of £1,700.00 pcm**  
**Holding deposit equivalent to 1 week's rent on application**



**35 Harvesters Way**  
Maidstone, ME14 5SH

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

A well-presented and spacious three bedroom semi-detached house situated in the highly sought-after residential area of Harvesters Way, Grove Green, Maidstone. This attractive home offers well-balanced accommodation throughout. The ground floor comprises a welcoming entrance hallway leading into a bright and generously sized living room, offering ample space for both relaxation and entertaining. To the rear, there is a modern fitted kitchen, conservatory and private garden. Upstairs, the property features three well-proportioned bedrooms, including a spacious principal bedroom, a second double bedroom, and a third bedroom.. The family bathroom is fitted with a contemporary suite.

Externally, the property benefits from a private rear garden, providing a pleasant outdoor space to enjoy throughout the year. To the front, there is a driveway offering off-road parking in addition to a garage.

Harvesters Way is located within the popular Grove Green development, known for its excellent local amenities including shops, supermarkets, and well-regarded schools. The property also offers convenient access to Maidstone town centre, Bearsted mainline station, and the M20 motorway network, making it ideal for commuters.

### Front

Lawn, Driveway

### Entrance Porch

### Cloakroom

Low level W/C. Hand basin. Window facing side. Tiled walls.

### Lounge 14' 7" x 16' 9" (4.44m x 5.10m)

Cream painted walls. Wooden laminate flooring. Window facing front. Radiator. Stairs leading to first floor.

### Kitchen 16' 6" x 14' 7" (5.03m x 4.44m)

Cream painted walls. Wood laminate flooring. Range of high and low units. Part tiled walls. Window facing front. 1 and a half sink with drainer. Mixer tap. Range master oven. Free standing Beko fridge freezer. Bosh washing machine. Bush dishwasher.

### Conservatory 9' 3" x 11' 0" (2.82m x 3.35m)

Cream painted walls. Wood laminate flooring. Radiator. Patio doors.

### First Floor Landing

Airing cupboard, housing the water tank.

### Bedroom 1 14' 7" x 9' 2" (4.44m x 2.79m)

White painted walls. Grey carpet. Window facing front. Radiator. Built in wardrobes.

### Bathroom 6' 6" x 7' 4" (1.98m x 2.23m)

White tiled walls. Window facing side. Corner bath with mixer tap and shower hose. Mains shower. Hand basin. Low level W/C.

### Bedroom 2 14' 8" x 8' 1" (4.47m x 2.46m)

White painted walls. Light laminate flooring. Window facing side. Radiator. Sky light. Wardrobe.

### Bedroom 3 14' 8" x 8' 2" (4.47m x 2.49m)

Feature wall paper right hand side. White painted walls. Light laminate flooring. Sky light. Radiator.

### Garden

Patio area. Access to garden through side door.



**TOTAL FLOOR AREA: 1000 sq ft (92.6 sq m) approx.**

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and the responsibility is placed on any buyer, tenant or lessee. The plan is for illustrative purposes only and should be used as a guide only 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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# Energy performance certificate (EPC)

35 Harvesters Way  
Weaving  
MAIDSTONE  
ME14 5SH

Energy rating

C

Valid until:

4 February 2035

Certificate number:

0022-2200-6505-1478-3700

Property type

Semi-detached house

Total floor area

71 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 C. It has the potential to be B.

[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		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		