

Ferris & Co



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



8 Macgrory Drive
Maidstone , ME14 5GF

TEL: 01622 737800
Email:
lettings@ferrisandco.net
www.ferrisandco.net

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Situated in a popular modern development, this well-presented three-bedroom semi-detached house offers spacious and versatile accommodation. The ground floor comprises an inviting entrance hall, a convenient downstairs W.C., and a bright and spacious lounge/diner, providing an excellent space for both relaxing and entertaining. The modern kitchen is well-equipped with ample storage and worktop space. To the first floor are three good-sized bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A contemporary family bathroom serves the remaining bedrooms. Externally, the property enjoys a private rear garden, together with a driveway and garage, offering ample off-road parking and additional storage.

The nearby development of Grove Green offers an excellent selection of amenities including shops providing for everyday needs, community centre, supermarket and a highly regarded infant and junior school, St Johns. To the east of the property is the Vinters Valley Nature Reserve with it's 8 acres, a delightful area for walking. Maidstone the County town offers a more comprehensive selection of amenities and a wider selection of schools 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.

Outside

Entrance door. Driveway. Garage. Electric charging point.

Entrance Hall

White painted walls. Wood effect lino flooring.

Cloakroom 4' 11" x 3' 1" (1.50m x 0.94m)

White painted walls. Wood effect lino. Window facing front. Radiator. Hand basin.

Kitchen 11' 6" x 8' 6" (3.50m x 2.59m)

White painted walls. Wood effect lino flooring. Window facing front. Wood slate blind. Electric oven. Gas hob. Extractor fan. Free standing washing machine. Free standing dishwasher. Free standing Beko fridge freezer. Boiler.

Lounge/Diner 15' 9" x 14' 2" (4.80m x 4.31m)

White painted walls. Grey carpet. Radiator. Window facing rear. Patio doors. Wood blinds fitted to window and door. Under stairs cupboard.

First Floor Landing

Airing cupboard

Bedroom 3 9' 3" x 6' 1" (2.82m x 1.85m)

White painted walls. Grey carpet. Radiator. Window facing rear. Wooden fitted blind.

Bedroom 2 9' 3" x 9' 4" (2.82m x 2.84m)

White painted wall. Grey carpet. Window facing rear. Wooden fitted blind. Radiator. Two double fitted wardrobes.

Bathroom 6' 4" x 6' 1" (1.93m x 1.85m)

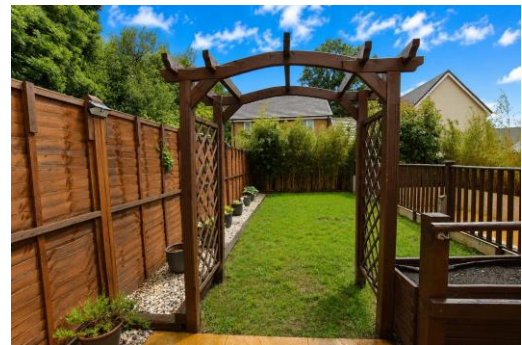
White painted walls. Wood effect lino flooring. Low level W/C. Hand basin with mixer tap. Wall mounted mirror. Grey tiled walls around bath. Bath with mixer tap and shower hose & over head shower.

Bedroom 1 10' 3" x 9' 10" (3.12m x 2.99m)

White painted walls. Grey carpet. Window facing front. Wooden fitted blinds. Radiator. Built in wardrobes. Door leading to en-suite.

En-suite

White painted walls. Wood effect lino flooring. Window facing front. Shower cubicle with mains shower. Hand basin. Wall mounted mirror. Radiator.



DIRECTIONS

From our Bearsted Office proceed in a westerly direction into Ware Street, passing the railway station on the right hand side. Continue for approximately one mile, at the roundabout take the first exit into New Cut, at the next roundabout take the third exit onto the new development and Macgrory Drive will be found on the right hand side. The property being some distance along on the right as indicated by our sign board.

Energy performance certificate (EPC)

8, MacGrory Drive
MAIDSTONE
ME14 5GF

Energy rating

B

Valid until:

20 August 2030

Certificate number:

8703-3697-5132-5227-9803

Property type

Semi-detached house

Total floor area

76 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 B. It has the potential to be A.

[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		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		