



Brookbank, Penenden Heath, Maidstone, Kent, ME14 2EP

Guide Price £350,000 - £375,000



**** GUIDE PRICE: £350,000 - £375,000 ** A RARELY AVAILABLE SPACIOUS TWO BEDROOM DETACHED PROPERTY LOCATED IN A CUL-DE-SAC SETTING IN PENENDEN HEATH ****

Offered with no onward chain implications, Page & Wells are delighted to bring to the market this two double bedroom detached property offering surprisingly spacious accommodation. The ground floor features a spacious sitting/dining room, cloakroom and a large kitchen. On the first floor will be found two double bedrooms and a bathroom with both bath and shower. There is a driveway providing off-road parking facilities and a single garage. There is a low maintenance garden to the rear. An internal viewing is highly recommended. Contact PAGE & WELLS King Street Office on 01622 756703. Tenure: Freehold. EPC Rating: C. Council Tax Band: D.



KEY FEATURES

- Two double bedrooms
- Large sitting/dining room
- Downstairs cloakroom
- Driveway and garage
- Popular location
- No forward chain

ACCOMMODATION

GROUND FLOOR:

Entrance Hall

Cloakroom

Sitting/Dining Room

Kitchen

FIRST FLOOR:

Bedroom One

Bedroom Two

Family Bathroom

EXTERNALLY

There is a driveway providing ample off road parking leading to garage. There is a pleasant low maintenance garden to the rear.

VIEWING

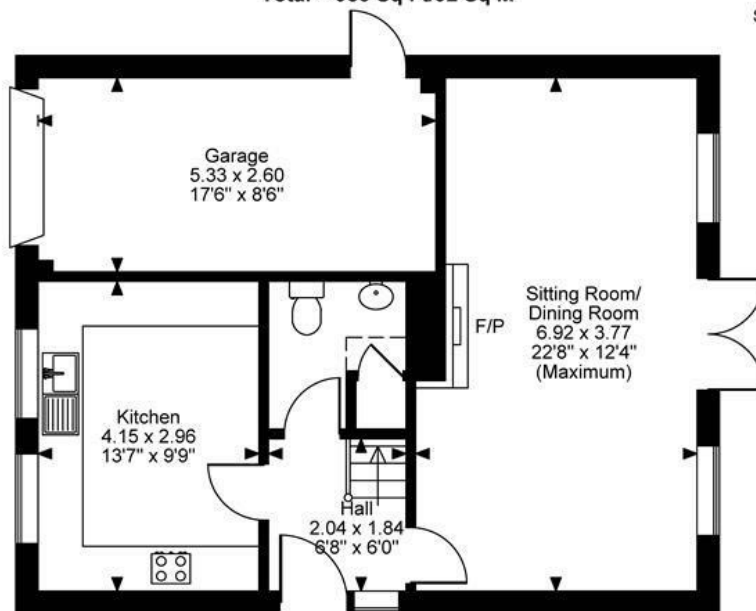
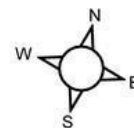
Viewing strictly by arrangements with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB.
Tel: 01622 756703.

Energy Efficiency Rating

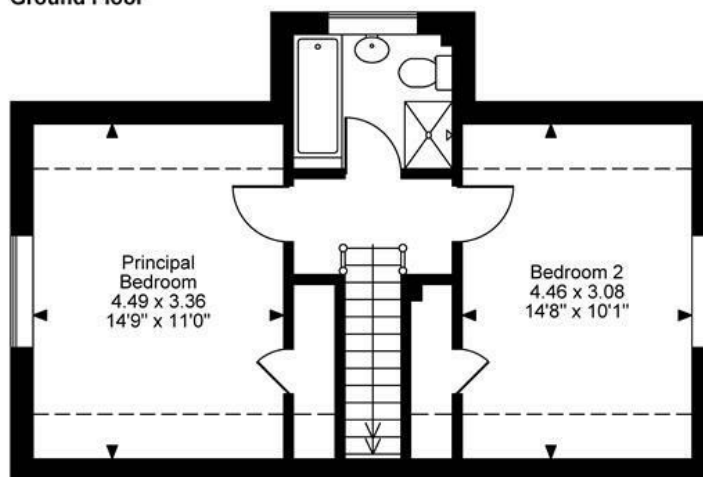
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

Brookbank, Penenden Heath, Maidstone
 Approximate Gross Internal Area
 Main House = 834 Sq Ft/78 Sq M
 Garage = 149 Sq Ft/14 Sq M
 Total = 983 Sq Ft/92 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8703319/SAP

