



1 Bannister Road  
Penenden Heath, Maidstone  
ME14 2JY

Offers in the Region of £495,000



**1**  
**Bannister Road**  
**Penenden Heath**  
**Maidstone**  
**ME14 2JY**



Description

Rare opportunity to purchase this newly refurbished semi detached property in Penenden Heath that comes with an extensive garden plot to the side. The property is immaculate and even boasts a new fitted roof, a stunning fitted kitchen and bathroom, four bedrooms, lounge diner, new carpets and flooring, newly landscaped gardens and is being sold with no forward chain. Viewing is highly recommended.

Location

Situated in this well established and sought after residential position on the northern outskirts of the town. Penenden Heath offers a good selection of local amenities including shops providing for everyday needs together with recreational facilities on the Heath including tennis, bowls and numerous countryside walks. There are two railway stations connected to London. 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.

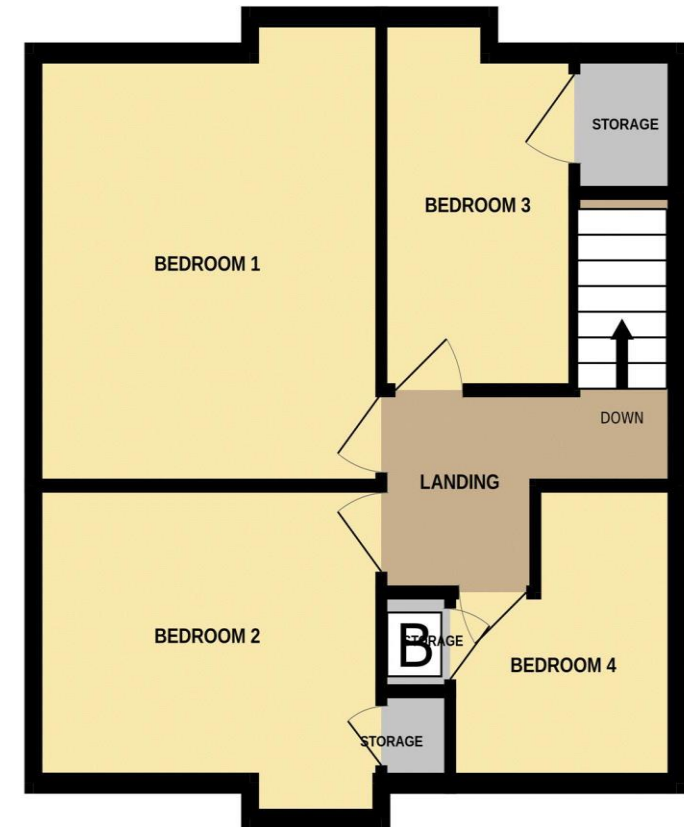


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 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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## ON THE GROUND FLOOR

Contemporary internal doors with chrome furniture, brushed nickel light switches and plug sockets and brand new carpets throughout.

### **ENTRANCE HALL** 9' 6" x 7' 2" (2.89m x 2.18m)

Spacious entrance hall with composite entrance door with glazed window pane and large glazed side panel window, stairs to first floor with mahogany handrail, understairs storage cupboard, radiator.

### **LOUNGE / DINING ROOM** 22' 5" x 11' 8" (6.83m x 3.55m)

Contemporary living flame electric fire with surround and LED mood lighting and slate hearth, radiator, window to front, double casement doors with side panels leading to the rear garden.

### **KITCHEN / BREAKFAST ROOM** 17' 7" x 12' 3" (max) (5.36m x 3.73m)

Stunning fitted kitchen with appliances, imposing porcelain tiled flooring, a range of high and low level units with dove grey door and drawer fronts and chrome fittings and complimenting marble effect working surfaces, deep pan drawers, integrated dishwasher, fridge freezer, AEG microwave, AEG oven, four burner electric AEG hob and contemporary extractor hood above, Bosch washing machine, walk in larder cupboard with counter and cupboards underneath, low voltage recessed lighting, radiator and double casement doors with side panel windows to the side garden.

### **BATHROOM** 13' 3" x 6' 3" (4.04m x 1.90m)

Beautifully fitted four piece suite family bathroom in white and grey with chrome fittings, low level WC, wash hand basin with mixer tap, panelled double

ended bath, twin step in shower with rainforest shower head and glass screen, imposing porcelain tiled walls and flooring, extractor fan, chromium plated heated towel rail, low voltage recessed lighting, window to front.

## ON THE FIRST FLOOR

### LANDING

Window to side, access to roof space.

### **BEDROOM 1** 14' 0" x 12' 0" (4.26m x 3.65m)

Window to front, western aspect, radiator.

### **BEDROOM 2** 12' 0" x 10' 3" (3.65m x 3.12m)

Window to rear, eastern aspect, built-in storage cupboard, radiator.

### **BEDROOM 3** 10' 9" x 7' 1" (3.27m x 2.16m)

Window to front, western aspect, built-in storage cupboard, radiator.

### **BEDROOM 4** 9' 3" x 8' 3" (2.82m x 2.51m)

Window to side, built-in cupboard housing Worcester combination boiler supplying central heating and domestic hot water throughout, radiator.

## OUTSIDE

The front of the property just exudes kerb appeal, with a double width pea-shingle driveway, rendered boundary walls and decorative coping, shallow steps up to the brick paviour entrance, raised beds with Cambark, Dahlias and Beech hedging, side pedestrian gate to the garden. The rear garden extends to 32ft and has been beautifully landscaped with retaining walls and decorative coping stones, Indian sandstone patio area adjacent to house with

matching pathway leading around the house to a side garden, recently laid turf, Cambark borders, fully fenced boundaries, to the side is a further extensive lawned area with pedestrian gate to the front and Laurel hedging. The side garden measures 14ft by 60ft. To the side of the property is an extensive garden plot measuring 50ft by 60ft with dwarf boundary wall and mature Ash trees, in need of cultivation.

## Directions

From Penenden Heath shopping parade proceed in a westerly direction into Sandling Lane taking the third turning on the left into The Hedges a continuation of which is Hillary Road, taking the first turning on the right into Bannister Road, the property will be found a short distance along on the left as indicated by our signboard.





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