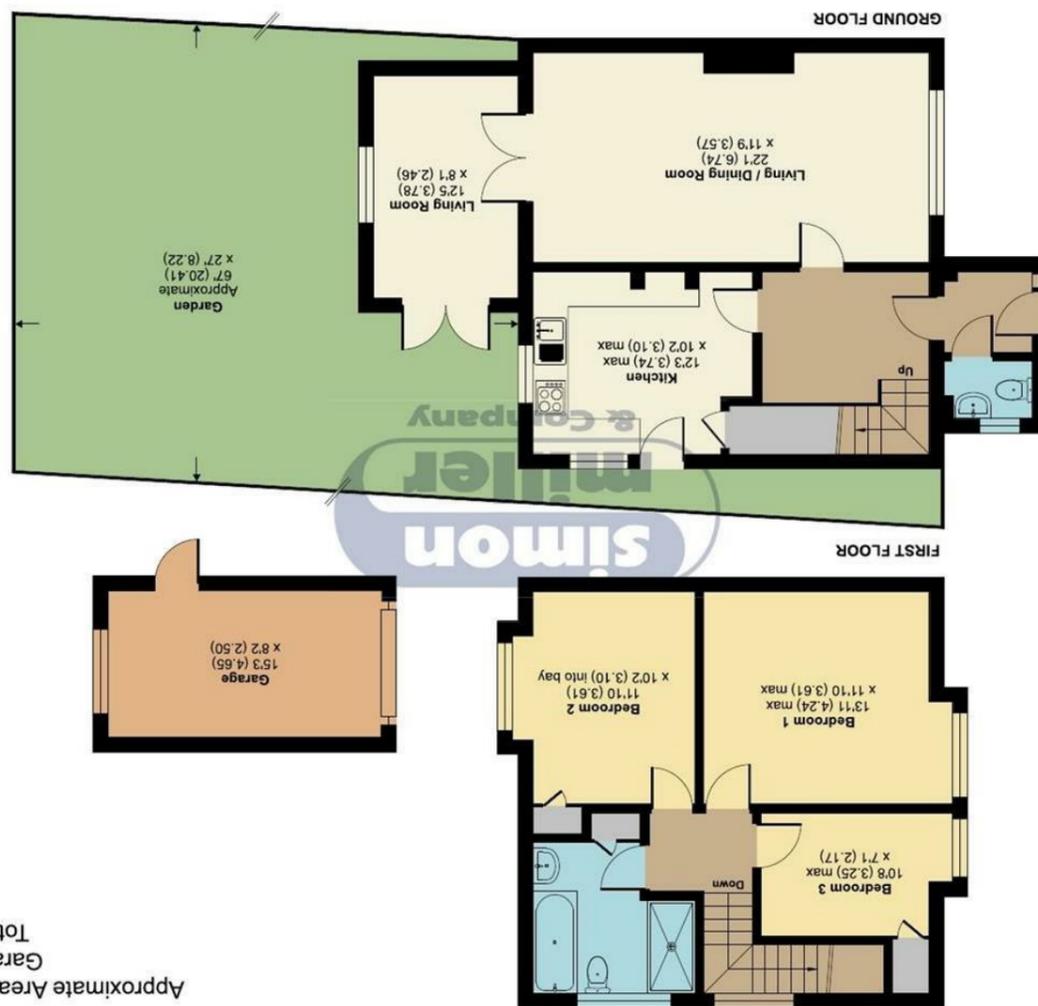


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncbecom 2025. Produced for Simon Miller & Company. REF: 1357601



Approximate Area = 1167 sq ft / 108.4 sq m  
 Garage = 125 sq ft / 11.6 sq m  
 Total = 1292 sq ft / 120 sq m  
 For identification only - Not to scale

**Hillary Road, Penenden Heath, Maidstone, ME14**

**111 Hillary Road, Penenden Heath, ME14 2JX**

**Price Guide £425,000  
 EPC RATING: C**





GUIDE PRICE £425,000 - £450,000. Situated in the desirable area of Penenden Heath, this charming three-bedroom semi-detached family home on Hillary Road offers a perfect blend of comfort and style. Built in 1955, the property has been beautifully presented throughout, making it an ideal choice for families seeking a welcoming environment.

Upon entering, you are greeted by a spacious dual reception room that provides ample space for both relaxation and entertaining. The extended living room at the rear of the house enhances the sense of space and light, creating a warm and inviting atmosphere. The large kitchen/diner is perfect for family meals and gatherings, offering a practical layout that caters to modern living.

The property boasts three well-proportioned bedrooms, providing plenty of room for family members or guests. The bathroom is conveniently located to serve the needs of the household. Outside, the good-sized rear garden offers a private retreat, ideal for outdoor activities or simply enjoying the fresh air.

Parking is a breeze with space for up to three vehicles, ensuring convenience for you and your guests. The garage adds further practicality, providing additional storage or potential for a workshop.

### MATERIAL INFORMATION

**Freehold**  
**Council Tax Band D**  
**EPC Report C**



• GUIDE PRICE £425,000 - £450,000 • Three Bedroom Semi-Detached Family Home • Additional Extended Living Room To The Rear • Porch & Downstairs WC • Large Kitchen/Diner • Garage & Off Street Parking • Beautifully Presented Throughout • Good Sized Rear Garden • Sought After Penenden Heath Location • Great Local Schools, Superb Access To Motorways & A Short Walk From Maidstone East Train Station

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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