



23 Downs View Road  
Penenden Heath, Maidstone  
ME14 2JD  
Asking Price £395,000

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## Description

A fantastic opportunity to acquire this beautifully presented chalet bungalow, set within generous and well-established gardens. The property offers light-filled and well-proportioned accommodation, including a fitted kitchen with appliances, dining room, and a delightful garden room to the rear enjoying views over the gardens and woodland beyond.

To the front, there is a welcoming lounge with a bay window, along with a ground floor double bedroom and a contemporary wet room. The loft has been thoughtfully converted to provide a second double bedroom, with Velux windows to both the front and rear, offering pleasant outlooks in both directions.

Externally, the property benefits from a brick-paviour driveway and impressive gardens extending to 130 ft by 30 ft, widening to 120 ft at the rear to create a wonderfully private and secluded space, ideal for outdoor entertaining. Ideally situated in the heart of Penenden Heath, the property is conveniently located for excellent transport links, local amenities, and is within walking distance of an Ofsted-rated 'Good' primary school.

Viewing is highly recommended.

## Location

Located in this well established residential position in the heart of Penenden Heath. Close to a preschool, infant and junior school. The Heath is within a 1/4 of a mile with tennis, bowls, and numerous countryside walks. There are shops providing for everyday needs and regular bus services from Sandling Lane into the town centre. The town offers excellent shopping facilities at The Mall and Fremlins Walk, two museums, a theatre, county library, multi-screen cinema and two railway stations connected to London. To the east of the town is Mote park with its 450 acres, boating lake, leisure centre and swimming pool. There is a wider selection of schools and colleges for older children in and around the town centre. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

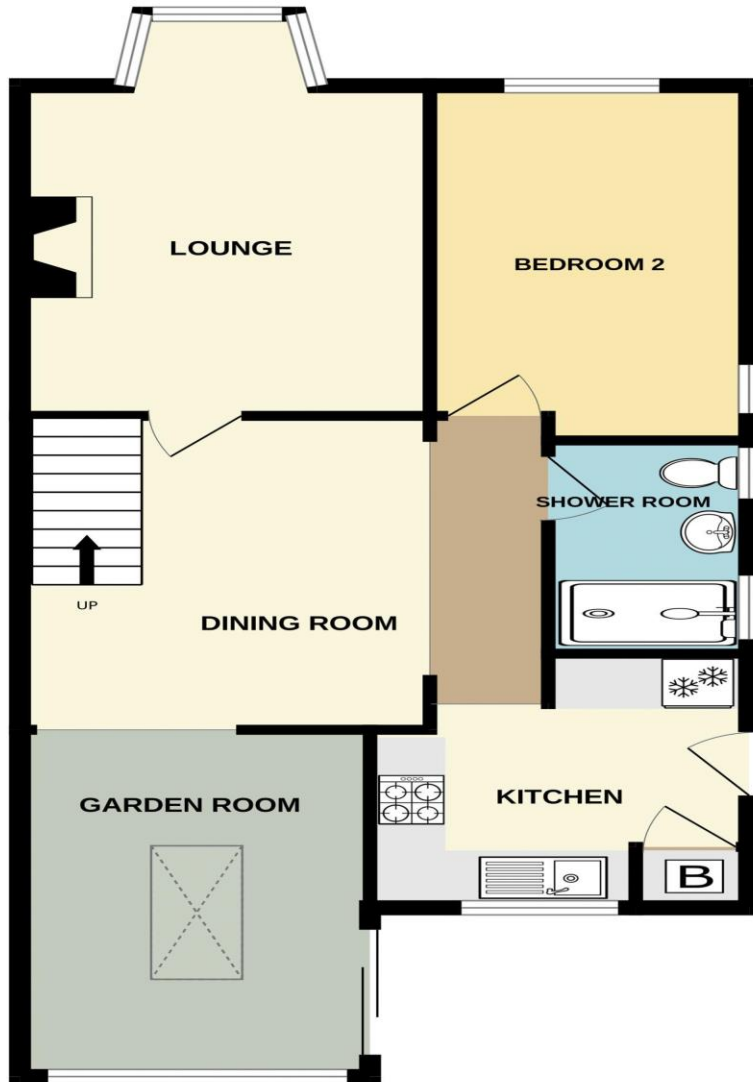
## Council Tax Band

## VIEWINGS STRICTLY BY APPOINTMENT

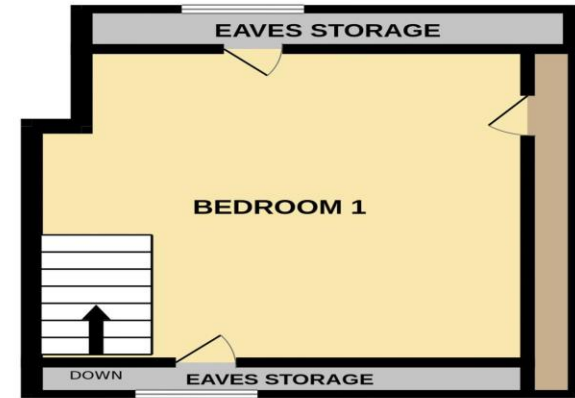
**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



GROUND FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR  
215 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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

### ENTRANCE

The entrance is conveniently positioned to the side of the property, where a uPVC half-glazed stable door opens into:

### KITCHEN 10' 0" x 10' 2" (3.05m x 3.10m)

A modern range of units providing ample storage, featuring white high-gloss door and drawer fronts with chrome fittings, complemented by antique oak-effect flooring. Incorporating a stainless steel sink with mixer tap and drainer, positioned beneath a window overlooking the rear garden and woodland beyond. There is plumbing for a washing machine and dishwasher, a Hotpoint freestanding cooker with four-ring electric hob and glass upstand, integrated fridge freezer, and a cupboard housing the Vaillant gas-fired boiler. Finished with metro-tiled splashbacks and a wide opening leading to:

### DINING ROOM 12' 4" x 14' 1" (3.76m x 4.29m)

Continuous antique oak-effect flooring, two radiators, staircase rising to the first floor with timber balustrade and newel post, door leading into the lounge, and a wide opening to:

### GARDEN ROOM 13' 7" x 8' 10" (max) (4.14m x 2.69m)

A bright and airy room enjoying views over the gardens and woodland beyond, featuring a skylight, sliding glazed doors opening onto the rear garden, and a radiator.

### LOUNGE 15' 10" (into Bay) x 11' 0" (4.82m x 3.35m)

Continuous antique oak-effect flooring, bay window to the front, and a radiator. Feature living flame gas-fired stove set on a black slate-effect hearth with a solid oak bressumer beam above, complemented by matching oak fireside shelving.

### BEDROOM 1 14' 0" x 8' 7" (4.26m x 2.61m)

Window to the front and additional window to the side, allowing for plenty of natural light, complemented by a radiator and wood laminate flooring.

### WET ROOM 5' 8" x 5' 5" (1.73m x 1.65m)

Ceramic tiled flooring and walls, fitted with a low-level WC and wash hand basin with mixer tap. Aqualisa Quartz shower with rainfall shower head, chromium-plated heated towel rail, two side windows, and an extractor fan.

## ON THE FIRST FLOOR

### BEDROOM 2 12' 0" x 13' 4" (3.65m x 4.06m)

Two Velux windows offering views towards the North Downs to the front and woodland views to the rear, along with three eaves storage cupboards.

## OUTSIDE

To the front of the property, a brick-paviour driveway provides ample parking for multiple vehicles, complemented by outside lighting and enclosed by walled and fenced boundaries. A wrought iron gate offers side access, bordered by raised brick beds with mature trees and shrubs. Service meters and the main entrance door are also located here.

The rear garden is T-shaped and is a particular feature—beautifully maintained and extending to approximately 130' by 30', widening to 120' at the rear. Immediately adjoining the house is a generous brick-paviour patio, with paved pathways leading through lawned areas and well-stocked, mature borders. There are two timber sheds and additional patio areas towards the rear, where the plot widens to reveal a porcelain-paved seating area with pergola and further lawn, creating a wonderfully private and secluded space ideal for outdoor entertaining and al fresco dining.

A gated section leads to an additional garden area arranged as a young orchard with a variety of fruit trees, all enclosed by fencing and established hedging—gardens that truly invite exploration and enjoyment.

### Directions

From our Penenden Heath office proceed in a westerly direction into Sandling Lane, taking the first turning on the right into Downs View Road.



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