



86 Sandling Lane
Penenden Heath, Maidstone
ME14 2EA

Guide Price £475,000 to £500,000

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Description

Exceptionally spacious 1930's semi detached, an ideal family home with room for everyone! Located in this sought after tree lined road in the heart of Penenden Heath.

The rooms are arranged on 3 floors with the addition of a large single storey extension to the rear, adding a stunning kitchen, utility, shower room and family room. With a total floor area of 1300 sq ft. Set amidst a large plot with a delightful rear garden of 132 ft.

The owners have been in occupation for the last 39 years and have thoroughly enjoyed their time at No.86, bringing up their family. Ample parking to the front with space for 4+ vehicles, viewing highly recommended.

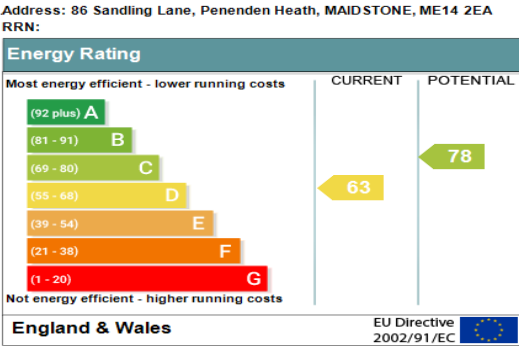
Location

Located in the heart of Penenden Heath on this sought after tree lined road within 200 meters of The Heath with its excellent local shops, recreational facilities including tennis and bowls together with numerous countryside walks, children's play area and pre school. Educationally, the area is well served with the local Sandling school within 200 meters catering for infants and juniors with a wider selection of schools and colleges for older children in and around the town centre. Maidstone offers excellent shopping facilities at the The Mall and Fremlins Walk, two museums, theatre, county library 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 municipal swimming pool. The M20/A20/M2/M25 & M26 motorways are all close by and offer direct vehicular access to both London and the Channel Ports.

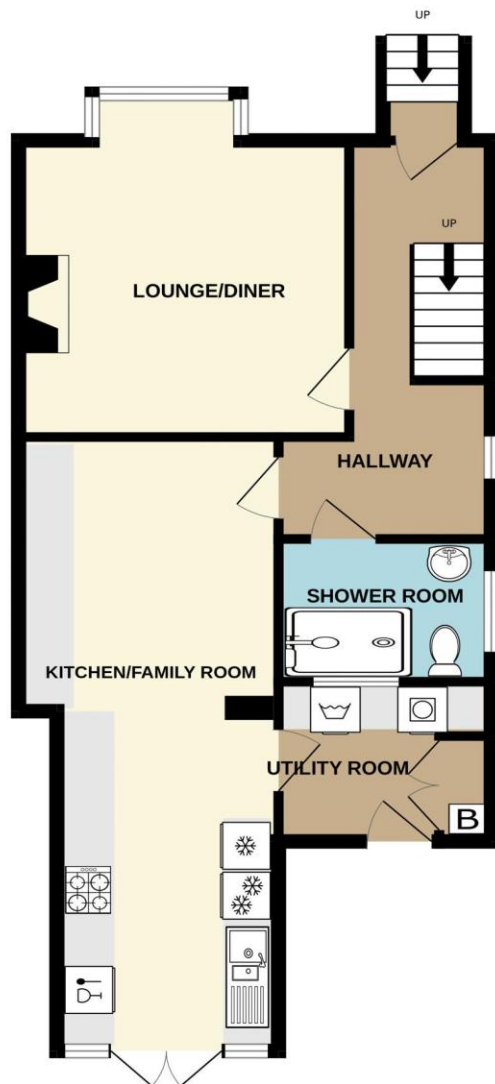
Council Tax Band
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VIEWINGS STRICTLY BY
APPOINTMENT

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



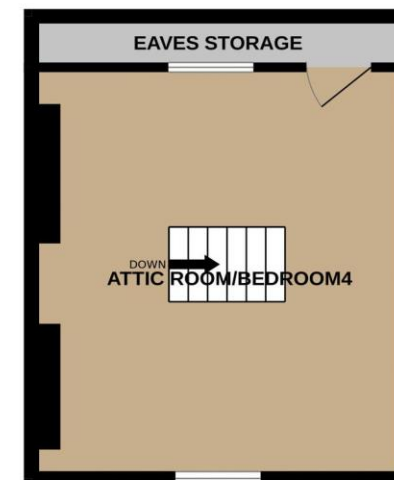
GROUND FLOOR
601 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



2ND FLOOR
262 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 1288 sq.ft. (119.6 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 HALL 16' 3" x 7' 4" (max) (4.95m x 2.23m)

Half glazed leaded light UPVC entrance door with outside light, wood laminate flooring, understairs recess with window to side, staircase to first floor with decorative timber balustrade, understairs storage cupboard, radiator.

SHOWER ROOM

White contemporary suite with marble effect ceramics to the floor and walls with contrasting aqua board in the shower area., twin shower cubicle with rainforest shower head and hand shower, hand basin, low level WC, chromium plated heated towel rail, window to side.

LOUNGE 13' 10" (into bay) x 11' 10" (4.21m x 3.60m)

Double radiator, fitted living flame gas fire with slate hearth, bay window to front with southern aspect.

OPEN PLAN KITCHEN / FAMILY ROOM 26' 0" x 9' 10" (narrowing to 8' 6") (7.92m x 2.99m)

Continuous laminate flooring, recessed low voltage lighting, extensive range of low level storage cupboards with contrasting range of high level cupboards, wide access to kitchen area. White high gloss door and drawer fronts with matching white corian working surfaces and upstand, integrated one and a half bowl sink unit with mixer tap, water softener, drinking tap, four burner induction hob with contemporary extractor hood above and oven beneath, integrated fridge and fridge freezer, dishwasher, double aspect windows featuring double

casement doors overlooking the rear garden, radiator, two Myson kick heaters.

UTILITY ROOM 7' 2" x 6' 7" (2.18m x 2.01m)

Matching range of wall cupboards with working surface and upstand, space for washing machine and tumble dryer, double built in cupboard housing Worcester gas fired boiler supplying central heating and hot water, water softener, radiator, half glazed door to garden.

ON THE FIRST FLOOR

LANDING 10' 0" x 8' 0" (3.05m x 2.44m)

Window to side, door and stair ladder to second floor.

BEDROOM 1 12' 0" x 11' 7" (3.65m x 3.53m)

Exquisite built-in wardrobe cupboards, Japanese style with sliding mirrored doors, window overlooking rear garden affording stunning views, double radiator.

BEDROOM 2 10' 0" x 9' 10" (3.05m x 2.99m)

Range of built-in wardrobe cupboards, window to front affording a southern aspect, fitted blind, double radiator.

BEDROOM 3 7' 5" x 6' 10" (2.26m x 2.08m)

Window to front, fitted blind, southern aspect, pleasant outlook, double radiator.

BATHROOM

White contemporary suite with chromium plated fittings and integrated storage cupboards and cabinets, panelled bath, wash hand basin, low level WC, fully tiled walls with decorative border tile,

contrasting ceramic tiled floor, chromium plated heated towel rail, mirror light, window to front, fitted blinds, southern aspect.

ON THE SECOND FLOOR

ATTIC ROOM 16' 9" x 14' 2" (5.10m x 4.31m)

Currently used as a bedroom, double aspect Velux windows affording stunning views to the rear and a southern aspect to the front, wood laminate flooring, timber balustrade, double radiator, eaves storage cupboard.

OUTSIDE

To the front is an extensive brick paviour driveway with parking for four cars with restricted access to the detached concrete sectional garage at the rear. Brick boundary wall and picket fencing.

The rear garden extends to 132 ft with an extensive paved patio area adjacent to house with fan shaped brick steps leading to formal lawn, well stocked with shrubs including Lilac, Camelia, Cherry and Artichoke. Former garage currently used as a store room measuring 16' by 7'6" with electric, light and power, personal door and window.



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