



22 St Francis Close
Penenden Heath, MAIDSTONE
ME14 2TQ
Price £315,000

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Description

A great opportunity to purchase this mid terraced house built by Linden Homes in the 2000's. Set in this delightful location in the grounds of the former Catholic School and Nunery.

Attractive woodland outlook to the front, well proportioned rooms featuring a downstairs cloakroom, two double bedrooms, one with en-suite and a family bathroom, 50 ft rear garden with an undercover cart barn garage plus parking space.

Located in the heart of Penenden Heath in a fine non estate position.

Location

Penenden Heath is a highly desirable suburb of North Maidstone steeped in history with a selection of local amenities including shops providing for everyday needs, recreational facilities on the Heath including tennis, bowls, together numerous countryside walks, children's play area and pre-school. Educationally the area is well served with the local Sandling School catering for infants and juniors being some 1/4 mile distant. The town centre is easily accessed by regular bus services from the Boxley Road with excellent shopping facilities at Fremlins Walk and The Mall, two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. For older children there is a variety of schools and colleges in and around the town centre. 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

C

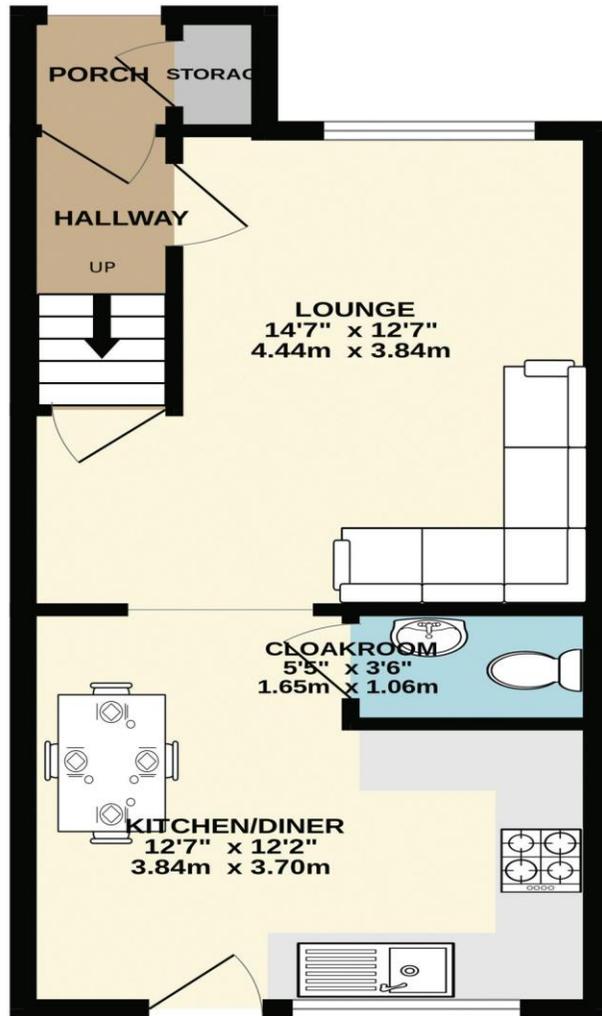
VIEWINGS STRICTLY BY APPOINTMENT

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

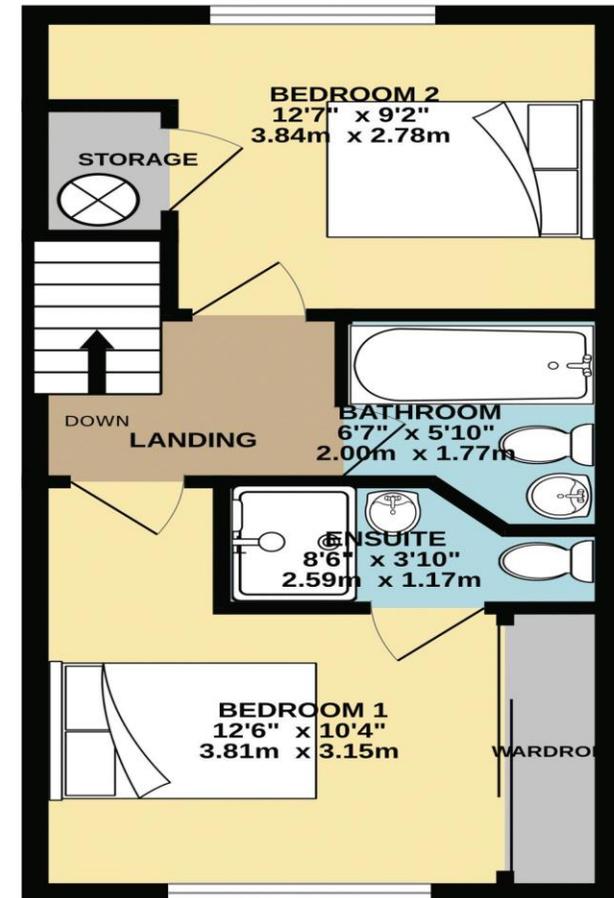


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.

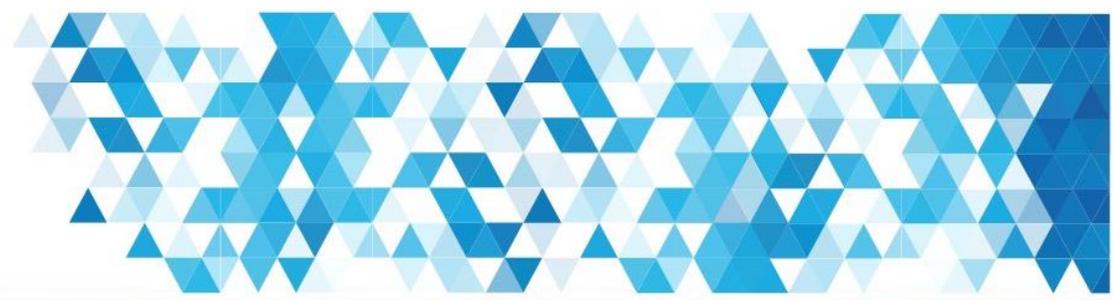


1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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 PORCH

Entrance door with brass furniture, outside lighting, built-in storage cupboard.

ENTRANCE HALL

Staircase to first floor, radiator.

LOUNGE 14' 10" x 12' 7" (4.52m x 3.83m)

Window with fitted blind to front affording a western outlook, radiator with decorative cover.

KITCHEN / DINING ROOM 12' 7" x 12' 0" (3.83m x 3.65m)

Wood laminate flooring, half glazed door to garden, range of built-in cupboards, white door and drawer fronts with stainless steel fittings and black granite effect working surfaces, one and a half bowl stainless steel sink with mixer tap, four burner electric hob with extractor hood above and oven beneath. Plumbing for washing machine, space for fridge, window overlooking rear garden, eastern aspect, tiled splashbacks.

CLOAKROOM

White contemporary suite, low level WC, wash hand basin with cupboard beneath, metro tiling, Portuguese style flooring, double radiator.

ON THE FIRST FLOOR

LANDING

Access to roofspace.

BATHROOM

White suite with chrome fittings, panelled bath with mixer tap and hand shower, pedestal wash hand basin, low level WC, tiled splashbacks, black and white tiled floor, double radiator.

BEDROOM 1 10' 4" x 12' 7" (max) (3.15m x 3.83m)

Range of built-in wardrobe cupboards with mirrored sliding doors, radiator, recessed low voltage lighting, window to rear, eastern aspect, fitted blinds.

EN-SUITE SHOWER ROOM

White suite with chromium plated fittings, shower cubicle with modular shower unit, pedestal wash hand basin, low level WC, radiator.

BEDROOM 2 12' 7" x 9' 1" (3.83m x 2.77m)

Window to front affording a western aspect, fitted blinds, storage cupboards, radiator.

OUTSIDE

To the front is a shingle area with shrubs, paved pathway adjacent to an attractive lawned and wooded area, with the original old School boundary wall. The rear garden extends to approximately 50 ft, fully fenced boundaries with paved area adjacent to house, lawn, Lavatera, personal door to most useful cart barn garage with overhead storage, electric, light and power, approached by driveway providing additional parking.

Directions

From our Penenden Heath office proceed in a northerly direction into Boxley Road, taking the first turning on the left hand side into Heathfield Road, taking the next turning on the right hand side into St Francis Close. Follow the road to the end and the property will be found next to the apartment building on the left hand side.



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