



31 Northdown Close
Penenden Heath, Maidstone
ME14 2ER
Guide Price £525,000

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Maidstone
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Description

Rarely available and occupying an enviable position at the end of one of Penenden Heath's most sought-after cul-de-sacs, this exceptional three-bedroom semi-detached 1930s home presents a fantastic opportunity for buyers seeking a property ready to move straight into.

Having been significantly improved by the current vendors, the property has undergone an impressive transformation internally and offers delightfully presented accommodation. Highlights include a stylish modern kitchen, a stunning recently fitted family bathroom, new flooring throughout, a new combination boiler and a host of further improvements that create a home perfectly suited to modern family living.

Externally, the property continues to impress with a substantial south-west facing rear garden that enjoys sunshine throughout the day. A true gardener's paradise and an ideal space for families, entertaining guests or simply relaxing outdoors, this wonderful garden is a feature rarely found with homes of this type.

Combining character, modern comforts and a highly desirable location close to excellent schools, local amenities and transport links, this is a home that must be viewed to be fully appreciated.

Early viewing is strongly advised to avoid disappointment.

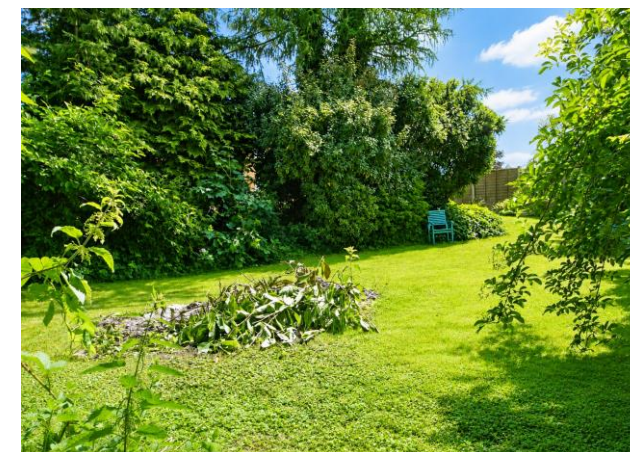
Location

This quiet cul-de-sac in Penenden Heath enjoys a good range of local amenities including shops providing for everyday needs, recreational facilities on the Heath including tennis, bowls, together with numerous countryside walks, children's play area and pre-school. Educationally the area is well served with the local Northborough, St Paul's and Sandling Schools, catering for infants and juniors. Maidstone town centre which maybe accessed by a regular bus service on the Boxley Road is some one mile distant and offers a more comprehensive selection of amenities including two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. There are excellent selection facilities at the Mall and Fremlins Walk and a wider selection of schools and colleges for older children in and around the town centre including Valley Park School and a number of grammar schools. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

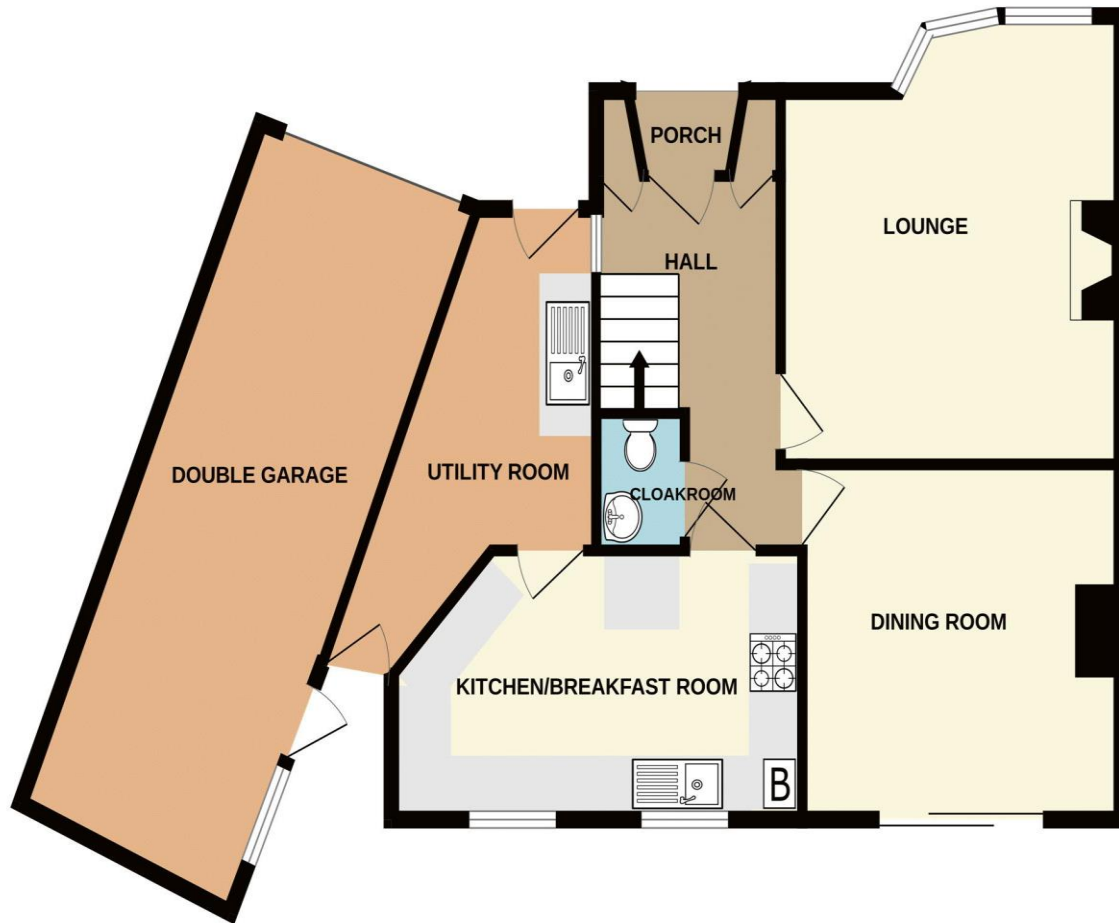
Council Tax Band

VIEWINGS STRICTLY BY APPOINTMENT

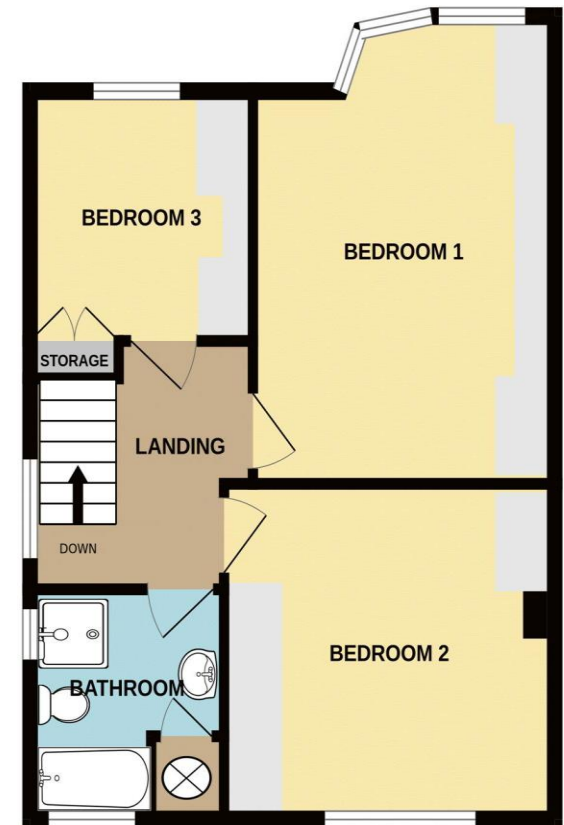
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



GROUND FLOOR



1ST FLOOR



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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ENTRANCE HALL

Welcoming entrance hall featuring Karndean wood-effect flooring, a recessed doormat, and an attractive pillar-style radiator. The space is enhanced by exposed display shelving flanking the front entrance door, a side-aspect window providing natural light, a useful under-stairs storage cupboard, and a staircase rising to the first floor.

CLOAKROOM

Comprising a low-level WC and wash hand basin with mixer tap, complemented by Karndean dark wood-effect flooring and a window.

LOUNGE 15' 4" (into bay) x 13' 0" (4.67m x 3.96m)

Attractive reception room featuring a charming fireplace recess, Karndean wood-effect flooring, and a pillar-style radiator. A bay window to the front enjoys a pleasant outlook and fills the room with natural light.

DINING ROOM 12' 5" x 11' 5" (3.78m x 3.48m)

Well-presented reception room featuring Karndean wood-effect flooring, a pillar-style radiator, and an attractive stepped chimney breast. Sliding doors open directly onto the south-westerly facing rear garden, creating a seamless connection between indoor and outdoor living spaces.

KITCHEN / BREAKFAST ROOM 15' 9" x 9' 0" (4.80m x 2.74m)

Well-appointed kitchen fitted with a range of high and low-level units featuring cream door and drawer fronts complemented by black slate-effect work surfaces. Incorporating an acrylic one-and-a-half bowl sink unit with mixer tap and drainer, integrated Bosch dishwasher, and a Beko range-style cooker

with five-burner gas hob and extractor hood above. Further benefits include a breakfast bar, electric panel heater, Karndean Knight Tile flooring, and two rear-facing windows enjoying views over the south-westerly facing garden. A cupboard houses the Ideal combination boiler, which provides domestic hot water and central heating throughout. Door leading to:

UTILITY / STORE ROOM 11' 4" x 8' 4" (narrowing to 4'1") (3.45m x 2.54m)

Practical utility / store room featuring Amtico wood-effect flooring, a range of high and low-level storage cupboards, woodblock-effect work surfaces, and an acrylic sink unit with mixer tap. There is plumbing for a washing machine, together with an aluminium door providing access to the rear garden and a personal door to the front of the property.

ON THE FIRST FLOOR

LANDING

Window to side and access to roof space.

BEDROOM 1 16' 0" (into the bay) x 11' 6" (4.87m x 3.50m)

The room benefits from attractive herringbone LVT flooring, a pillared radiator, fitted wardrobes providing ample storage, a charming bay window to the front aspect, and low-voltage recessed lighting.

BEDROOM 2 12' 5" x 11' 6" (3.78m x 3.50m)

The room benefits from a south-west facing rear-aspect window, a stylish column radiator, and contemporary recessed low-voltage spotlighting.

BEDROOM 3 8' 6" x 8' 4" (2.59m x 2.54m)

Featuring a front-aspect window, stylish column radiator, and a useful built-in wardrobe cupboard providing additional storage space.

BATHROOM

Beautifully refurbished and newly fitted, this contemporary bathroom features a stylish white suite with chrome fittings, comprising a low-level WC, wash hand basin with mixer tap, and a panelled bath. A spacious walk-in shower enclosure with glass screen is fitted with both a rainfall shower head and handheld attachment. Additional features include wood-effect LVT flooring, a striking black heated towel rail, attractive tiled splashbacks, and dual-aspect windows to the side and rear, providing excellent natural light.

OUTSIDE

A gravel driveway to the front of the property provides ample off-road parking and leads to a covered entrance with an external light and quarry-tiled step. The double tandem garage benefits from a manual up-and-over door, power supply with its own consumer unit, and a personal door providing access to the rear garden. A side pedestrian gate also leads through to the garden.

A particular highlight of the property is the impressive south-westerly facing rear garden, extending to approximately 110ft in depth and widening to around 95ft at the far end. Enjoying a high degree of privacy, the garden features a paved patio adjoining the house, generous lawned areas, and a wonderful selection of mature trees and shrubs, including sycamore, larch, conifer, hebe and laurel. Additional benefits include a steel garden shed, outside lighting and an external water tap.



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