



25 John Street  
Maidstone  
ME14 2SQ  
Price £335,000

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## Description

A fantastic opportunity to acquire this charming Victorian terraced home, ideally located close to the Town Centre. Offering generous living space just under 1,500 sq ft, the property features three well-proportioned double bedrooms, enhanced by a loft extension.

The accommodation includes a cosy lounge with a wood-burning stove, a kitchen/diner, a useful utility room, and a downstairs cloakroom. The converted cellar provides an excellent additional family room, while the first floor boasts a large, well-appointed family bathroom.

Externally, the property benefits from an impressive 170 ft rear garden, perfect for outdoor living and entertaining. Beautifully presented throughout, this home is ready for new owners to move straight in and enjoy. Conveniently situated near excellent local amenities, well-regarded schools, and strong transport links.

## Location

John Street is in a well established and popular residential position on the favoured northern outskirts of the town, conveniently placed within half a mile of the centre, with its excellent selection of amenities including shopping facilities at the Mall and Fremlins Walk, two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. Educationally the area is well served with the local St Pauls and Northborough Schools catering for infants and juniors with a wider selection 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

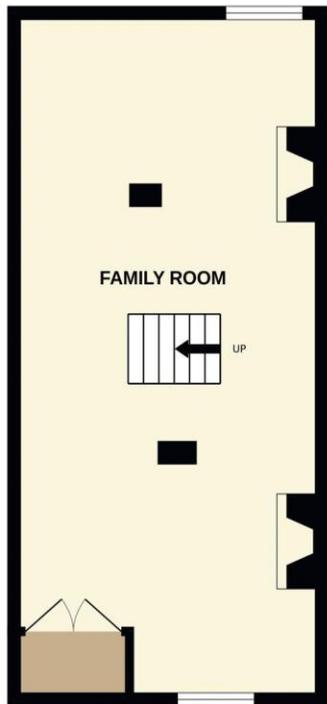
## VIEWINGS STRICTLY BY APPOINTMENT

**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		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

LOWER GROUND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



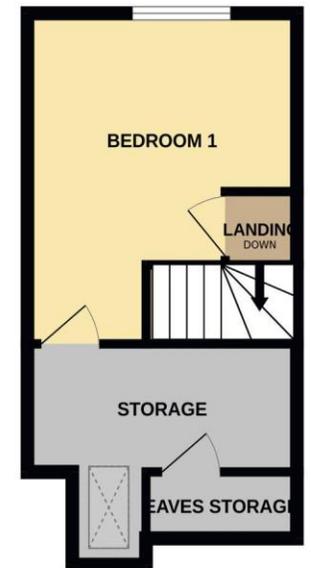
GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.7 sq.m.) approx.

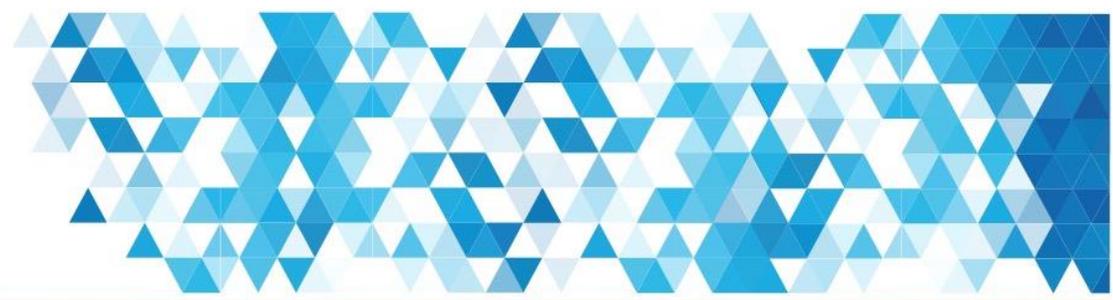


2ND FLOOR  
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 1498 sq.ft. (139.1 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

Half-glazed uPVC entrance door with brass furniture, metro-tiled walls and Portuguese tiled flooring, with a further half-glazed uPVC door leading to:

### LOUNGE 13' 3" x 10' 11" (4.04m x 3.32m)

Natural brick chimney breast with fitted wood-burning stove set on a tiled hearth. Double radiator and uPVC window to the front with a southerly aspect.

### INNER HALLWAY

Door and staircase leading to the lower ground floor, with stairs rising to a half landing.

### KITCHEN / DINING ROOM 13' 3" x 10' 10" (4.04m x 3.30m)

Hand-painted units with oak-effect work surfaces incorporating an enamel sink with mixer tap. Natural brick chimney breast, dado rail, radiator and oak flooring. Window overlooking the rear garden, metro-tiled splashbacks, walk-in shelved larder cupboard and a half-glazed door leading to:

### UTILITY ROOM 10' 7" x 5' 11" (3.22m x 1.80m)

Ceramic tiled flooring, a range of built-in storage cupboards with oak-effect work surfaces and plumbing for a washing machine. Built-in cupboard housing a recently installed Viessmann gas-fired boiler. Window to the side, radiator, dado rail and uPVC framed glazed door leading to the garden.

### CLOAKROOM

White suite comprising wash hand basin with integrated cupboard and low-level WC. Window to the rear, tiled splashbacks and ceramic tiled flooring.

## ON THE LOWER GROUND FLOOR

### FAMILY ROOM 26' 8" x 13' 3" (8.12m x 4.04m)

Originally a twin-chamber cellar, now converted into a superb family room featuring an Adam-style fire surround. Sub-floor window to the front enjoying a southerly aspect, two radiators, cupboard housing service meters and consumer unit, dado rail, wall light points, further sub-floor window to the rear and fitted shelving.

## ON THE FIRST FLOOR

### LANDING

Stairs with half landing, original timber balustrade and hand rail.

### BEDROOM 2 13' 3" x 10' 11" (4.04m x 3.32m)

Cast iron Victorian register fireplace, window to the front with a southerly aspect, radiator and over-stairs storage cupboard.

### BEDROOM 3 10' 10" x 10' 0" (3.30m x 3.05m)

Cast iron Victorian fireplace with raised basket, dado rail, window to the rear, built-in storage cupboard, radiator and laminate flooring.

### BATHROOM

Spacious bathroom with a white suite and chrome fittings, comprising a timber-panelled bath with Triton electric shower over and glass shower screen, pedestal wash hand basin and low-level WC. Double built-in storage cupboard, radiator, vinyl flooring, window to the rear and wall light point.

## ON THE SECOND FLOOR

### SECOND FLOOR LANDING

Approached by a twisting staircase with timber balustrade.

### BEDROOM 1 12' 10" x 11' 8" (3.91m x 3.55m)

Dormer window overlooking the rear garden, radiator, recessed low-voltage lighting and door leading to:

### WALK-IN STORE ROOM 11' 8" x 5' 2" (3.55m x 1.57m)

Some restricted head height, Velux window to the front with a southerly aspect, wood laminate flooring and eaves storage cupboard.

### OUTSIDE

To the front of the property there is a boundary wall with iron gate, with laurel and ivy planting and plum slate.

The rear garden is a particular feature of the property, extending to approximately 170 ft, with rear pedestrian access. It comprises a paved patio, lawn, three timber sheds, conifers, trellis with grape vine, camellia and forsythia.

### Directions

From our Penenden Heath Office proceed in an southerly direction into Boxley Road. John Street will be found sixth turning on the right adjacent to the Dog and Gun Public House. The property will be found on the right as indicated by our sign board.



SALES OFFICES  
01622 671200



[sales@ferrisandco.net](mailto:sales@ferrisandco.net)  
[www.ferrisandco.net](http://www.ferrisandco.net)



Penenden Heath Parade,  
Penenden Heath, Maidstone, Kent ME14 2HN

