

# Ferris & Co



Monthly Rental Of £1,600 pcm  
Holding deposit equivalent to 1 week's rent on application



**1 Denning Close**  
Maidstone , ME16 0WT

TEL: 01622 737800  
Email:  
[lettings@ferrisandco.net](mailto:lettings@ferrisandco.net)  
[www.ferrisandco.net](http://www.ferrisandco.net)

Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

End of terrace, occupying a quiet cul de sac position in this sought after and convenient location on the western outskirts of the town, a 1/4 of a mile from the hospital. The property benefits from gas fired central heating and UPVC double glazing, parking to the rear, fully fenced south facing garden. Extending in all to 850 square feet. \*\*\*AVAILABLE END OF APRIL 2026\*\*\*

Located in this well established and convenient residential position on the western outskirts of the town in the sought after Barming area. There are a selection of local shops within one hundred metres which provide for everyday needs with regular bus services into the town centre. Barming has a pretty church and timber bridge over the river, with walks along the riverbank to Maidstone and Teston. Educationally the area is well served with a wide selection of infants, juniors, seniors and colleges. In the town centre some two miles distant there are excellent shopping facilities, at Fremains Walk and The Mall, two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

## ON THE GROUND FLOOR

### ENTRANCE HALL

Wood laminate flooring. Double radiator. Staircase to first floor.

### CLOAKROOM

White suite. Hand basin. Low level WC. Window to side. Radiator. Wood laminate flooring.

**KITCHEN/BREAKFAST ROOM** 11' 0" x 9' 0" (3.35m x 2.74m)

Fitted with units having beechwood finish door and drawer fronts. Stainless steel sink unit. Range of high and low level cupboards. Neff four burner gas hob, extractor hood above, oven beneath. Integrated fridge/freezer. Plumbing for automatic washing machine. Cupboard housing Prima gas boiler supplying central heating and hot water. Radiator. Window to front. Vinyl flooring.

**LIVING ROOM** 15' 8" x 14' 8" (4.77m x 4.47m)

Fireplace with inset marble. Understairs cupboard. Double casement doors to garden, southern aspect. Two radiators.

## ON THE FIRST FLOOR

### LANDING

Window to side. Timber balustrade. Overstairs living cupboard.

**BEDROOM 1** 11' 0" x 9' 3" (3.35m x 2.82m)

Window to front. Radiator.

### EN-SUITE SHOWER ROOM

White shower cubicle. pedestal hand basin. Low level WC radiator tiled splashbacks.

**BEDROOM 2** 10' 4" x 8' 4" (3.15m x 2.54m)

Window to rear radiator, soithern aspect.

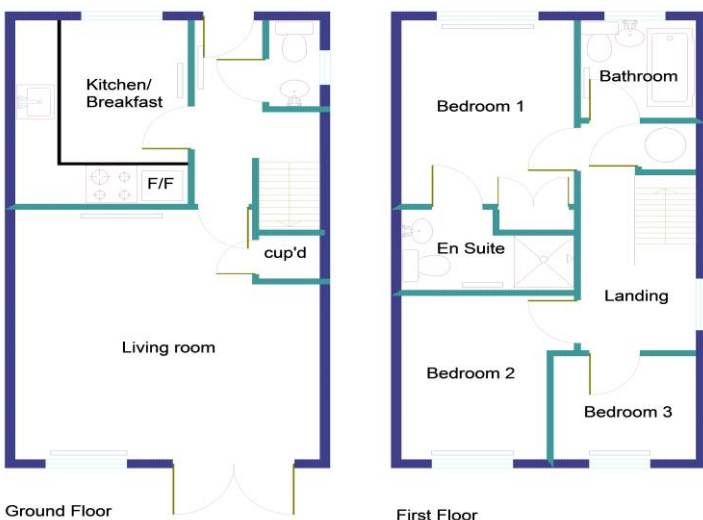
**BEDROOM 3** 7' 3" x 7' 1" (2.21m x 2.16m)

Window to rear, southern aspect. Radiator.

### BATHROOM

White suite, comprising; Panelled bath with mixer tap and shower attachment. Pedestal hand basin. Low level WC. Mosaic tiled spalshback. Window to front. Radiator.

### OUTSIDE



Floor area 854 sq' approximately.

N.B:Not to scale, for guidance only.



## DIRECTIONS

From Maidstone leave in a westerly direction on the Tonbridge Road, A26, continue for approximately two miles, at the traffic lights adjacent to the Cherry Tree Public House, turn right into Queens Road taking the second turning on the left into Freshlands Road, taking the second turning on the right continuing around Westminster Square, continue on into Chartwell Drive and Denning Close will be found first on the left as indicated by our signboard.

# Energy performance certificate (EPC)

1, Denning Close  
MAIDSTONE  
ME16 0WT

Energy rating

C

Valid until: 17 June 2031

Certificate number: 8200-3384-0522-6093-3693

Property type

End-terrace house

Total floor area

77 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	70   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		