

Ferris&Co



Monthly Rental Of £2,100.00 pcm
Holding deposit equivalent to 1 week's rent on application



6 Staplers Court
Maidstone, ME14 2XB

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Beautifully Refurbished Four-Bedroom Terraced Home with Driveway & Garage Situated in the sought-after Penenden Heath area, this impressive four-bedroom terraced house has been refurbished throughout to a high standard, offering stylish and spacious accommodation ideal for a family. The property has been thoughtfully updated to provide a fresh, contemporary finish throughout. Accommodation includes four well-proportioned bedrooms, a modern family bathroom and the added benefit of an en-suite, providing excellent flexibility for busy family life. Externally, the property benefits from the rare advantage of a private driveway and garage, offering convenient off-road parking and additional storage.

Staplers Court is situated in the popular residential area of Penenden Heath, within easy reach of local shops, schools and the open spaces of Penenden Heath itself. Maidstone town centre is also readily accessible, offering a wide range of shopping, leisure and transport facilities. The location is particularly convenient for commuters, with Maidstone East railway station nearby and good road links to the M20 and M2 motorways, providing connections towards London, the Kent coast and the wider motorway network.

Outside

Driveway & Garage

Entrance Hall

White painted walls. Wooden flooring.

Cloakroom 5' 1" x 2' 8" (1.55m x 0.81m)

White painted walls. Lino flooring. Hand basin with mixer tap. Low level W/C. Window facing front.

Lounge/Diner 24' 2" x 14' 9" (7.36m x 4.49m)

White painted walls. Parquet flooring. Two radiators. Window facing side. Window facing rear. Door leading to garden. Down facing spot lights. Built in shelves and cupboard. Wall mounted lights.

Kitchen/Breakfast Room 15' 11" x 7' 9" (4.85m x 2.36m)

White painted walls. Lino grey flooring. Range of high and low units & draws. Lamona Electric oven and grill. Gas hob & extractor fan. Free standing washing machine. Integrated dishwasher. Window facing front. Free standing Beko fridge freezer. Stainless steal sink with mixer tap. Wall mounted radiator. Breakfast bar.

First Floor Landing

White painted. Wood laminate flooring. Radiator. Window facing rear.

Bedroom 4 10' 4" x 7' 10" (3.15m x 2.39m)

White painted walls. Wood laminate flooring. Window facing rear. Radiator.

Bedroom 3 9' 9" x 9' 2" (2.97m x 2.79m)

White painted walls. Wood laminate flooring. Window facing rear. Radiator.

Bedroom 2 14' 3" x 9' 0" (4.34m x 2.74m)

White painted walls. Wood laminate flooring. Window facing front. Radiator.

Bedroom 1 14' 9" x 0' 0" (4.49m x 0.00m)

White painted walls. Wood laminate flooring. Window facing front. Radiator.

En-suite 7' 3" x 4' 10" (2.21m x 1.47m)

White painted walls. Wood laminate flooring. Heated towel rail. Shower unit with glass shower screen. Aqua boarding surrounding. Over head shower head & shower hose. Hand basin. Low level W/C.

Family Bathroom

White painted walls. Wood laminate flooring. Aqua boarding. P shaped Bath, mixer tap & hose. Glass shower screen. Hand basin. Low level W/C. Heated towel rail.

Rear Garden

Patio. Steps leading to grassed arear. Rear gate.



DIRECTIONS

From our Penenden Heath Office proceed in a northerly direction into Boxley Road, taking the first turning on the left into Boxley Close and the property will be found a short distance along on the left hand side.



Energy performance certificate (EPC)

6 Staplers Court
Penenden Heath
MAIDSTONE
ME14 2XB

Energy rating

D

Valid until:

4 April 2032

Certificate number:

8232-6124-2100-0244-5206

Property type

Mid-terrace house

Total floor area

112 square metres

Rules on letting this property

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

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 rating and score

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

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

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		