



31 Perryfield Street
MAIDSTONE
ME14 2SY
Asking Price £260,000

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Maidstone
ME14 2SY**



Description

An exceptional opportunity to acquire this beautifully refurbished Victorian terraced residence, presented in immaculate condition throughout. Thoughtfully upgraded, the property boasts a brand new kitchen, stylish shower room, and cloakroom.

The accommodation features a charming lounge with an exposed brick fireplace, an inner hallway, a contemporary shower room, a separate cloakroom, and a spacious kitchen/diner complete with integrated appliances. Further benefits include a converted cellar, offering versatile additional space, and two generously sized double bedrooms.

Externally, the property enjoys a private rear garden, along with double glazing and gas central heating for year-round comfort. Ideally situated within close proximity to Maidstone Town Centre and offering excellent transport connections. Offered to the market with no forward chain, early viewing is highly recommended to fully appreciate the quality and character of this superb home.

Agents note: It considered that the property would achieve £1300 to £1400 per month as a rental.

Location

The property is conveniently placed within half a mile of the centre of Maidstone with its excellent selection of amenities which include shopping facilities at The Mall and Fremlins Walk, Two museums, theatre, County library, multi-screen cinema and two railway stations connected to London (Maidstone East to Charing Cross within 56 minutes). The River Medway dissects the town and there are some attractive walks on the river bank together with The Millennium Park and amphitheatre. Educationally the area is well served with the local Northborough and St Pauls catering for infants and juniors with a wider selection of schools and colleges for older children in and around the town centre.

Council Tax Band

B

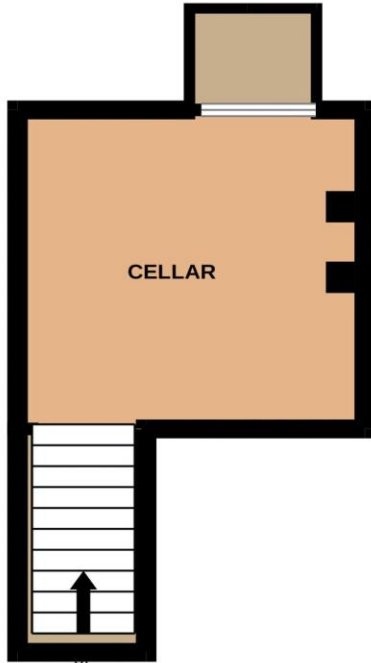
VIEWINGS STRICTLY BY APPOINTMENT

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

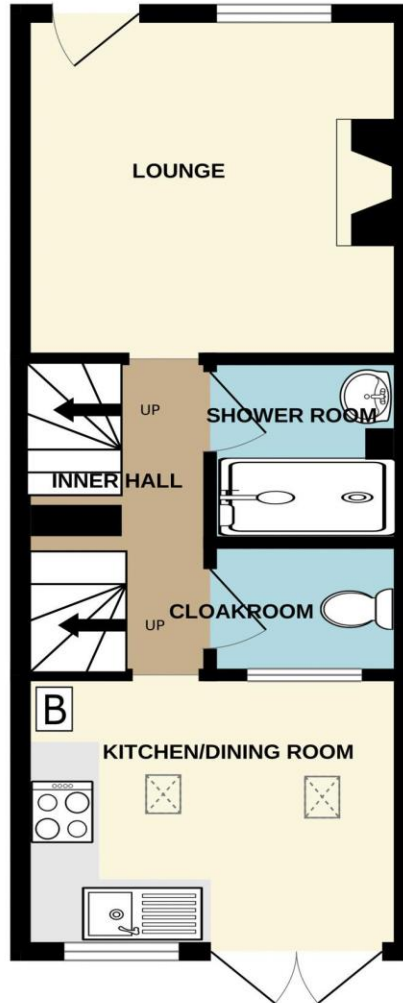


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

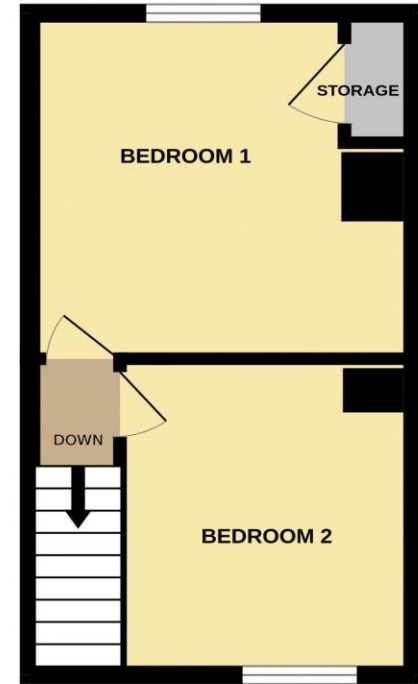
BASEMENT
136 sq.ft. (12.6 sq.m.) approx.



GROUND FLOOR
315 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 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

LOUNGE 10' 10" x 11' 0" (3.30m x 3.35m)

A uPVC entrance door featuring two decorative glazed panels opens into the room, which includes a front-facing window and a radiator. The space is enhanced by an exposed natural brick fireplace with a decorative cast iron insert and wooden mantel, complemented by light oak-effect laminate flooring.

INNER HALLWAY 10' 0" x 5' 4" (3.05m x 1.62m)

Continuous light oak-effect laminate flooring, the space features staircases leading to both the first floor and the cellar, complemented by an oak balustrade.

SHOWER ROOM 5' 7" x 5' 7" (1.70m x 1.70m)

Finished with continuous light oak-effect laminate flooring, the room is fitted with a contemporary white suite complemented by chrome fittings. It features a wash hand basin with mixer tap, a wall-mounted mirror above, and storage cupboards below. A step-in shower cubicle with glass door and screen is enhanced by marble-effect aqua-board splashbacks, while a chrome heated towel rail and extractor fan complete the space.

WC

A white low-level WC is complemented by a wall-mounted double storage cupboard above, a radiator, and a frosted glass blockwork window that allows for natural light while maintaining privacy.

KITCHEN DINER 8' 8" x 10' 9" (2.64m x 3.27m)

A newly fitted kitchen featuring a comprehensive range of wall and base units with wood-effect doors

and drawer fronts, complemented by marble-effect work surfaces. It includes a stainless steel one-and-a-half bowl sink with mixer tap and drainer, positioned beneath a window overlooking the rear garden. Integrated appliances comprise a Neue oven with a four-burner gas hob and extractor hood above, along with a Hisense fridge freezer and washing machine. The wall-mounted Alpha gas-fired combination boiler provides both central heating and hot water. The space is further enhanced by two skylights, continuous light oak-effect laminate flooring, and double casement doors opening onto the rear garden.

ON THE FIRST FLOOR

LANDING

Access to roofspace.

BEDROOM 1 10' 9" x 11' 0" (3.27m x 3.35m)

A front-facing window provides natural light, complemented by a radiator and a built-in storage cupboard for added practicality.

BEDROOM 2 10' 0" x 8' 7" (3.05m x 2.61m)

A rear-facing window overlooking the garden allows for natural light, complemented by a radiator.

ON THE LOWER GROUND FLOOR

CONVERTED CELLAR 10' 0" x 10' 0" (3.05m x 3.05m)

A highly versatile space, dry-lined and tanked, featuring a sub-floor front-facing window, radiator, and low-voltage recessed lighting. Additional storage is provided by cupboards housing the service meters.

OUTSIDE

To the front of the property is a charming, low-maintenance garden with enclosed walled boundaries and a cast iron entrance gate, alongside a paved pathway leading to the front door and a gravelled area.

The rear garden extends to approximately 48 ft and is currently laid to concrete hardstanding, offering a low-maintenance blank canvas for prospective buyers to personalise. It is enclosed by a combination of wall and fence boundaries and benefits from an outside tap, lighting and right of way access gates. There is also potential for this space to be adapted for off-street parking, subject to any necessary consents.

Directions

From our Penenden Heath office proceed in a southerly direction onto the Boxley Road at the prison wall turn right into Lower Boxley Road, at the roundabout take the second exit into Fisher Street and Perryfield Street will be found second turning on the left, the property being found on the right hand side.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



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

