



49 Salisbury Road  
Penenden Heath, Maidstone  
ME14 2TY  
Asking Price £300,000

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## Description

Nestled on a desirable, tree-lined street close to excellent local amenities, this delightful two double bedroom Edwardian terraced house effortlessly combines period charm with spacious living. Boasting generous room sizes and original period features throughout, the property offers a warm and characterful atmosphere ideal for first-time buyers, young families, or investors. The layout includes two well-proportioned double bedrooms, a spacious bathroom with separate shower and bath, bright and airy lounge and dining room, separate kitchen and a private garden – perfect for relaxing or entertaining. Superbly located close to Town, good schools, and with fantastic transport links nearby, this home provides both convenience and lifestyle in equal measure. Early viewing is highly recommended.

## Location

Located in this sought after tree-lined road on the favoured northern outskirts of the town. Conveniently placed within 1/2 mile of the town centre with it's excellent selection of amenities which include two museums, theatre, County library, multi-screen cinema, two railway stations connected to London, excellent shopping facilities at the Mall and Fremlins Walk and a wide selection of schools and colleges for all children. The M20/A20/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

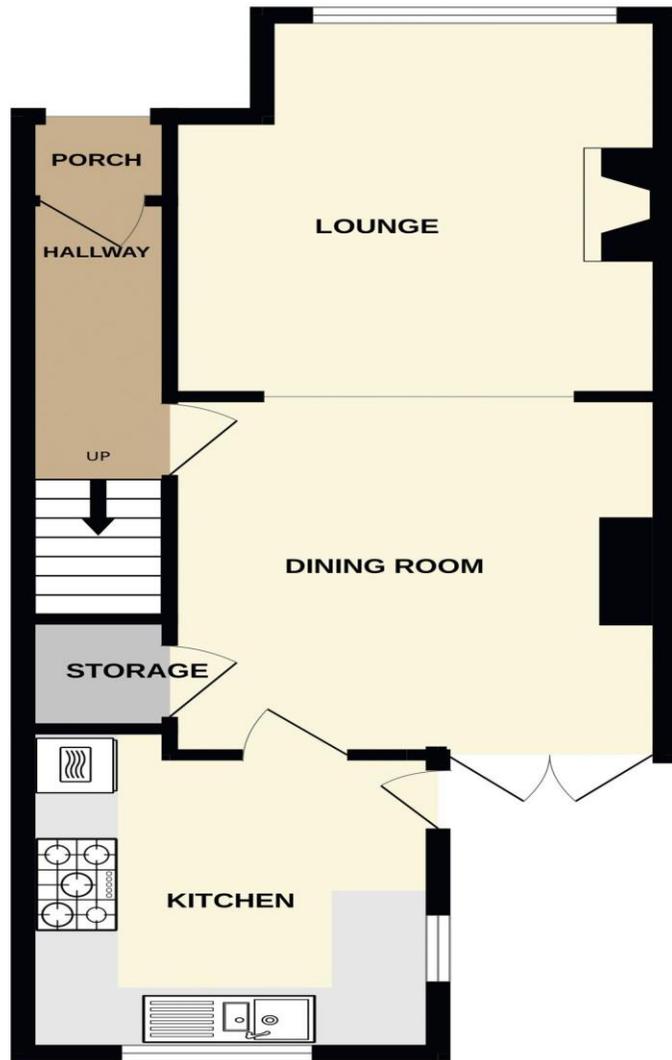
## VIEWINGS STRICTLY BY APPOINTMENT

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

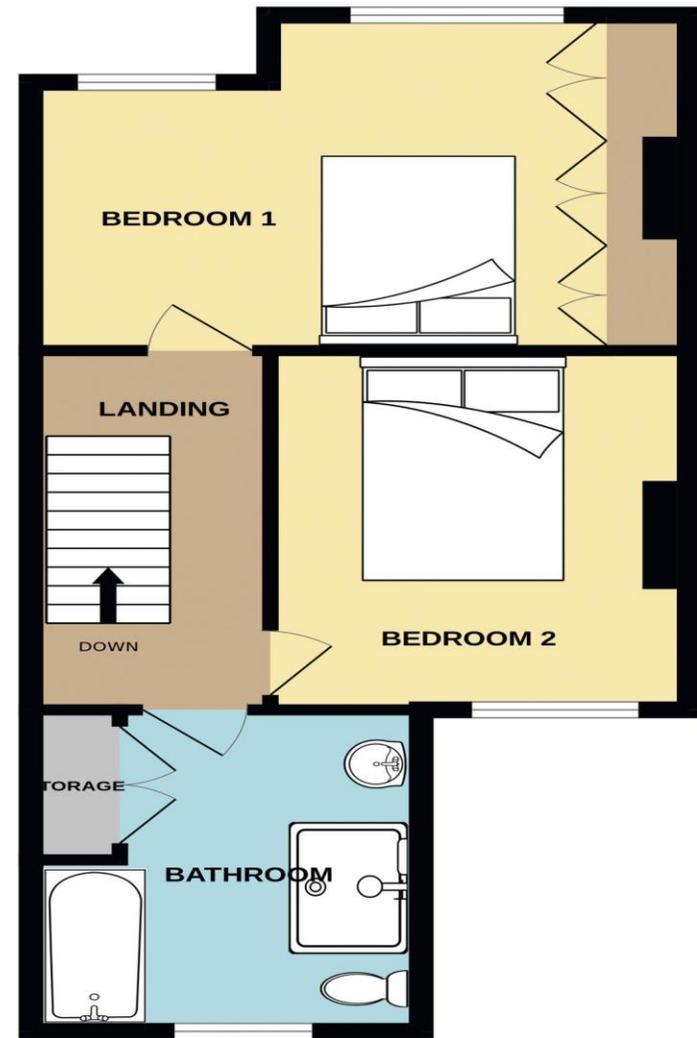


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

GROUND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.

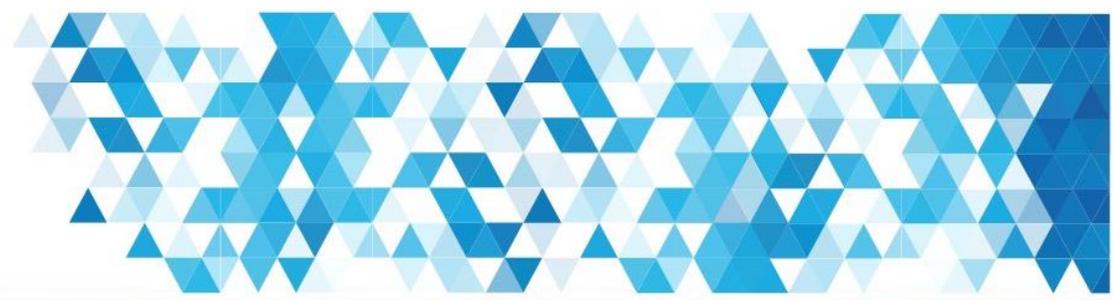


1ST FLOOR  
469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 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 CANOPY

Composite entrance door with chrome furniture.

### ENTRANCE HALL

Radiator, stairs to first floor.

### LOUNGE 13' 4" x 11' 9" (4.06m x 3.58m)

Original Edwardian cast iron register fireplace with decorative solid wood surround and marble hearth, stripped floorboards, picture rail, window to front with fitted wooden blinds and radiator. Wide opening to:

### DINING ROOM 13' 8" x 11' 9" (4.16m x 3.58m)

Continuous stripped floorboards, double casement doors to rear garden, built-in under stairs storage cupboard, radiator and picture rail.

### KITCHEN 11' 4" x 9' 11" (3.45m x 3.02m)

A comprehensive range of high and low level units with cream high gloss door and drawer fronts and complimenting granite effect working surfaces, five burner gas hob with extractor hood above, deep pan drawers, integrated eye level oven and grill, one and a half bowl stainless steel sink with mixer tap and drainer, space for washing machine and fridge freezer, ceramic tiled flooring, metro tiled splashbacks, two windows to side and rear, single casement door to the rear garden and low voltage recessed lighting.

## ON THE FIRST FLOOR

### LANDING

Wooden balustrade with decorative newel post, access to roof space and wood grey laminate flooring.

### BEDROOM 1 16' 4" x 12' 2" (4.97m x 3.71m)

Two windows to front with fitted blinds, an extensive range of built in wardrobe cupboards with white high gloss door fronts, radiator, grey wood laminate flooring.

### BEDROOM 2 11' 9" x 10' 3" (3.58m x 3.12m)

Window to rear, two fitted wardrobes (one housing Worcester gas fired boiler), radiator.

### BATHROOM

White scalloped suite with chrome fittings, low level WC, wash hand basin, low level WC, twin shower cubicle with electric shower and glass doors/screen, double ended bath tub with tiled surround and traditional taps with handheld shower attachment, double-built in storage cupboard with shelving, grey wood laminate flooring, radiator, low voltage recessed lighting, picture rail and window to rear.

### OUTSIDE

To the front there is a small front garden with walled boundaries, shingle area with shrubs, shallow step up to entrance canopy. The rear garden has been zoned thoughtfully offering different seating or outside entertainment areas, there is a large brick-built pond, brick storage area, raised gravelled area, stocked with mature shrubs including Acers, Ivy and Yucca, rear pedestrian gate to the rear, fully fenced boundaries and outside tap.

### Directions

From our Penenden Heath Office proceed in a southerly direction into Boxley Road and Salisbury Road will be found fifth turning along on the left hand side. The property will be found on the left hand side.



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