



Monthly Rental Of £1,500.00 pcm
Holding deposit equivalent to 1 week's rent on application



3 Elsfield Cottages Ashford Road
Maidstone, ME17 1PA

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Charming end of terrace victorian cottage with a stunning kitchen extension creating a lovely room with 2 further separate living rooms, 2 bedrooms and a spacious bathroom. there is gas central heating, Upvc double glazed windows, 30ft rear garden and off road parking, set well back from the road with easy access to the motowary, half mile to the Hollingbourne village centre, just decorated, highly recommended.

Hollingbourne has many period properties, local shop, gastro pubs, village hall and a mainline railway station connected to London on the Victoria Line. Maidstone the town centre is some four miles distant and offers a more comprehensive selection of amenities including a wider range of schools and colleges for older children. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

DINING ROOM 11' 7" x 8' 0" (3.53m x 2.44m)

Window to front, entrance door, double radiator, wood laminate flooring, natural brick fireplace, pleasant open outlook.

LOUNGE 12' 0" x 10' 0" (3.65m x 3.05m)

Wood laminate flooring, double radiator, window to front, built in storage cupboard, brick fireplace, open grate, raised hearth, dado rail.

KITCHEN 11' 3" x 10' 7" (3.43m x 3.22m)

Fitted with a contemporary range of kitchen units and granite work tops and upstand, stainless steel sink, mixer tap, range of low and high level cupboards, electric cooker, oven and grill beneath, extractor hood, ceramic tile floor. Stable door to garden. rear lobby with plumbing for washing machine and work top.

ON THE FIRST FLOOR



TOTAL FLOOR AREA: 670 sq ft. (62.2 sq m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The floorplan is for illustrative purposes only and is not to scale. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order.

LANDING

Window to front,

BEDROOM 1 10' 2" x 9' 7" (3.10m x 2.92m)

Build in storage cupboard, double radiator, window to front.

BEDROOM 2 11' 0" x 7' 10" (3.35m x 2.39m)

Window to front, radiator, wood laminate flooring.

BATHROOM

White suite, panelled bath with electric shower over, separate mixer tap and hand shower, pedestal wash hand basin, low level wc, vinyl flooring, tiled splash back, radiator, window overlooking rear garden, built in linen cupboard, Worcester gas fired boiler, separate hot water cylinder.

OUTSIDE

Rear garden extends to approx 30ft, side pedestrian access, lawned area, shrubs, allocated parking space, hedged boundary



DIRECTIONS

From our Bearsted Office proceed in an easterly direction into The Green, passing the village green and the Oak on the right hand side. Continue along through Roundwell. At the junction with the Ashford Road, A20, turn left towards Ashford. At the roundabout take the second exit continuing along the A20, the property can be found set back from the road on the left hand side.

Energy performance certificate (EPC)

3 Elsfield Cottages Ashford Road Hollingbourne MAIDSTONE ME17 1PA	Energy rating E	Valid until: 27 October 2029
Certificate number: 9752-2828-6804-9721-2981		

Property type	Semi-detached house
Total floor area	67 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 E. It has the potential to be C.

[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

