



25 Shaw Close  
Penenden Heath, Maidstone  
ME14 5DN  
Asking Price £550,000

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Shaw Close  
Penenden Heath  
Maidstone  
ME14 5DN**



## Description

An excellent opportunity to acquire this four-bedroom detached family home, ideally situated in a sought-after cul-de-sac close in Penenden Heath to local amenities and excellent transport links.

The property offers spacious, light and airy accommodation, comprising an entrance hall, downstairs cloakroom, lounge with a box bay window, dining room, and a kitchen/breakfast room. To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite, along with built-in storage to all bedrooms and a family bathroom.

Externally, the property benefits from a garden, driveway, and double garage. Offered for sale with no forward chain, early viewing is highly recommended.

## Location

This small select development is delightfully located in the sought after northern suburb of Maidstone known as Penenden Heath. The Heath itself is steeped in history dating back to Viking times and used as a meeting place. Flanked by woodland which is adjacent to the development. There are shops on the parade at Penenden Heath which provide for everyday needs, together with recreational facilities including tennis, bowls, together with numerous countryside walks, childrens play area and pre-school. The local Sandling school caters for infants and juniors. Maidstone town centre is some one and half miles distant and offers a more comprehensive selection of amenities including two museums, theatre, two railway stations connected to London, county library, multi-screen cinema and a wide selection of schools and colleges for older children. There are excellent shopping facilities at The Mall and Fremlins Walk. The M20/A20/M25/M26 motorways are also close by and offer direct vehicular access to both London and The Channel ports.

## Council Tax Band

E

## VIEWINGS STRICTLY BY APPOINTMENT

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

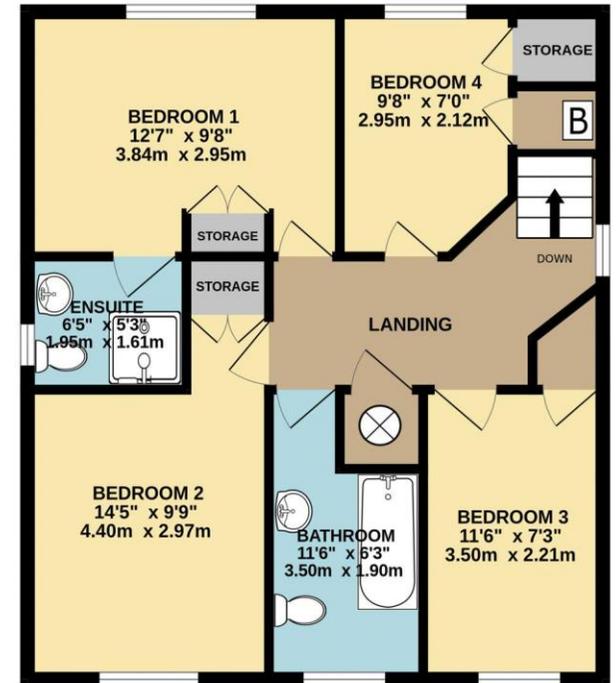


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
919 sq.ft. (85.4 sq.m.) approx.

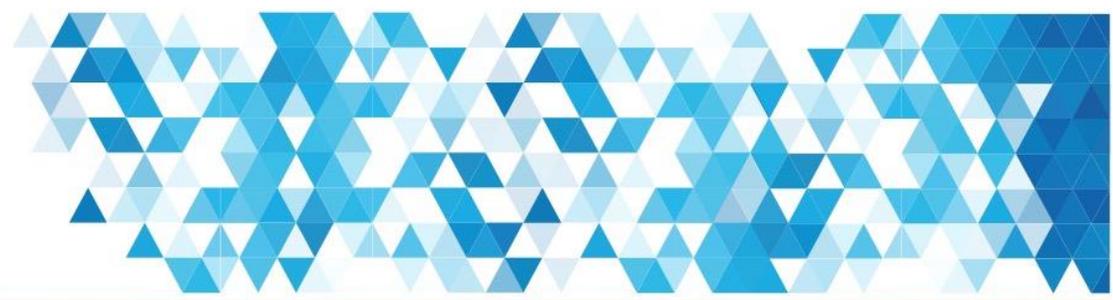


1ST FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1533 sq.ft. (142.4 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 HALL

Wooden front door with glazed panels and brass fittings, opening into a welcoming hallway featuring a recessed doormat, window to front and wood laminate flooring. There is a built-in cupboard housing the Growatt solar panel batteries and controls, along with a useful understairs storage cupboard. A staircase rises to the first floor, complemented by a dado rail and radiator.

### CLOAKROOM

White suite with chrome fittings, comprising a low-level WC and wash hand basin with mixer tap. Finished with wood laminate flooring, a side-aspect window, and partially tiled walls to dado height.

### LOUNGE 15' 11" x 15' 4" (4.85m x 4.67m)

Continuous wood laminate flooring throughout, with a box bay window to the front. Feature gas fireplace with a black surround, marble inset and hearth, two radiators, and double doors opening into:

### DINING ROOM 14' 5" x 9' 1" (4.39m x 2.77m)

Continuous wood laminate flooring, radiator, and glazed sliding doors providing access to the rear garden.

### KITCHEN / BREAKFAST ROOM 14' 5" x 14' 2" (4.39m x 4.31m)

A good range of high and low-level units with dove grey high-gloss doors and drawer fronts, complemented by a stainless steel one-and-a-half bowl sink with mixer tap and drainer, positioned beneath a window overlooking the garden. Features

include metro tiled splashbacks with matching upstands, a Zanussi oven and grill with four-burner gas hob and extractor above, plumbing for a washing machine and dishwasher, and an integrated fridge freezer. Finished with low-voltage recessed lighting and a wooden door providing access to the rear garden.

## ON THE FIRST FLOOR

### LANDING

Dado rail, radiator, access to the loft space, and an airing cupboard housing the water tank.

### BEDROOM 1 12' 7" x 9' 2" (3.83m x 2.79m)

Window to the front, radiator, and a built-in wardrobe cupboard, with a door leading to:

### EN-SUITE SHOWER ROOM 6' 5" x 5' 6" (1.95m x 1.68m)

White suite with chrome fittings, comprising a low-level WC and wash hand basin with mixer tap, along with a step-in shower cubicle fitted with an Aqualisa Quartz shower. Finished with ceramic tiled flooring, partially tiled walls, a radiator, side-aspect window, and low-voltage recessed lighting.

### BEDROOM 2 11' 0" x 9' 9" (3.35m x 2.97m)

Window to the rear, radiator, and a built-in wardrobe cupboard.

### BEDROOM 3 10' 6" x 7' 3" (3.20m x 2.21m)

Window to the rear, radiator, and a single built-in wardrobe cupboard.

### BEDROOM 4 9' 2" x 7' 0" (2.79m x 2.13m)

Window to the front, radiator, and two built-in wardrobe cupboards, one with a hanging rail and the other housing the Glow-worm boiler.

### BATHROOM 7' 4" x 6' 3" (2.23m x 1.90m)

White suite with chrome fittings, comprising a low-level WC, wash hand basin, and panelled bath with Aqualisa Quartz shower over and tiled surround. Finished with ceramic tiled flooring, partially tiled walls, a rear-aspect window, and a radiator.

### OUTSIDE

To the front of the property is a paved driveway providing off-road parking for three to four vehicles, with outside lighting, a side pedestrian gate leading to the rear garden, and a double garage with up-and-over doors. The property also benefits from solar panels.

The rear garden features a paved patio area adjoining the house, a lawned section, and well-stocked borders with mature shrubs and trees, including holly and ivy. The garden is fully enclosed with fenced boundaries and includes an outside light and water tap.



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