

# Ferris & Co



£2500 pcm

Holding deposit equivalent to 1 week's rent on application



**17 The Chimes**  
Maidstone, ME14 4RE

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

Stunning town house located in this sought after quiet cul-de-sac, a short distance from Bearsted village green and mainline train station. Featuring open plan living with balcony to rear, four double bedrooms, the Principal having en-suite and walk in dressing room, family bathroom and just finished landscaped low maintenance rear garden with a western aspect. Arranged over 3 floors extending in all to 1420 sq' benefiting from gas central heating, UPVC double glazed windows with fitted French shutter blinds throughout.

The Chimes development is situated within 250 metres of the Village Green with it's selection of shops providing for everyday needs together with the mainline railway station connected to London on the Victoria Line. There is a library and a selection of pubs and restaurants around the village and it is also conveniently located for Bearsted Golf Club. The M20/A20/M25/M26 and M2 are all close by and offer direct vehicular access to London and the Channel Ports.

## ON THE GROUND FLOOR

### ENTRANCE HALL

Composite entrance door with glazed panels. 1/2 panelled walls. Continuous wood laminate flooring. Under stairs storage cupboard with water cylinder. Pillared radiator. Recessed downlighters. Stairs to first floor. Door to:

### INNER HALLWAY

Half height panelled walls. Recessed downlighters. UPVC double glazed door to garden.

### PRINCIPAL BEDROOM 12' 5" x 10' 3" (3.78m x 3.12m)

Window to rear with western aspect overlooking the garden. Panelled walls. Pillared radiator. Recessed downlighters. Door to:

### WALK IN WARDROBE/DRESSING ROOM 10' 8" x 9' 8" (3.25m x 2.94m)

Extensively fitted with wardrobes and shoe shelving incorporating dressing table and chest of drawers. LED feature lighting with motion sensor. Recessed downlighters and wood laminate flooring.

### EN-SUITE SHOWER ROOM 10' 1" x 3' 7" (3.07m x 1.09m)

Recently fitted contemporary luxury suite with matt black furniture, walk in shower with plate glass screen, rainforest shower head and additional hand shower. Recessed display niche. Marble effect fully tiled walls. Countertop wash hand basin with wall mounted mixer tap and storage drawers under. Wall mounted ROCA low level W.C with concealed cistern and display shelf above. Matt black heated towel rail. Recessed downlighters. Matching tiled floor. Extractor fan.

## ON THE FIRST FLOOR

### LANDING

White timber balustrade. Stairs to second floor. Window to front. Pillared radiator. Recessed downlighters.

### LOUNGE/DINER 24' 0" x 12' 0" (7.31m x 3.65m)

Double aspect windows to front and side. Recessed downlighter. Two radiators. Carpet. UPVC double casement doors leading to:

### BALCONY

Italian porcelain tiled with plate glass balustrade giving an un interrupted view over the garden. Awning providing shade in the summer evenings. outside wall mounted heater. LED floor lighting.

### KITCHEN 9' 2" x 6' 10" (2.79m x 2.08m)

Fitted kitchen with a range of high and low level units with granite working surfaces and upstands. Inset stainless steel one and half bowl sink with mixer tap. LED kickboard lighting. and under cupboard lighting. Oven with 4 burner Bosch electric hob and stainless steel chimney style extractor hood over and matching granite splash back. Integrated dishwasher, washing machine, fridge freezer and microwave. Cupboard housing Potterton wall mounted gas fired boiler supplying hot water and central heating throughout. Window to rear with western aspect. Slate effect tiled flooring. Recessed downlighters.

## ON THE SECOND FLOOR

### LANDING

Access to roof space. Recessed downlighters.

### BEDROOM 2 12' 1" x 9' 1" (3.68m x 2.77m)

Window to rear affording a western aspect. Radiator. Carpet.

### BEDROOM 3 13' 0" x 8' 2" (3.96m x 2.49m)

Double aspect windows to front and side. Radiator. Recessed downlighters. Carpet.

### BEDROOM 4 9' 4" x 7' 0" (2.84m x 2.13m)

Window to front. Pillared radiator. Wood laminate flooring. Recessed downlighters.

### FAMILY BATHROOM 8' 10" x 6' 1" (2.69m x 1.85m)

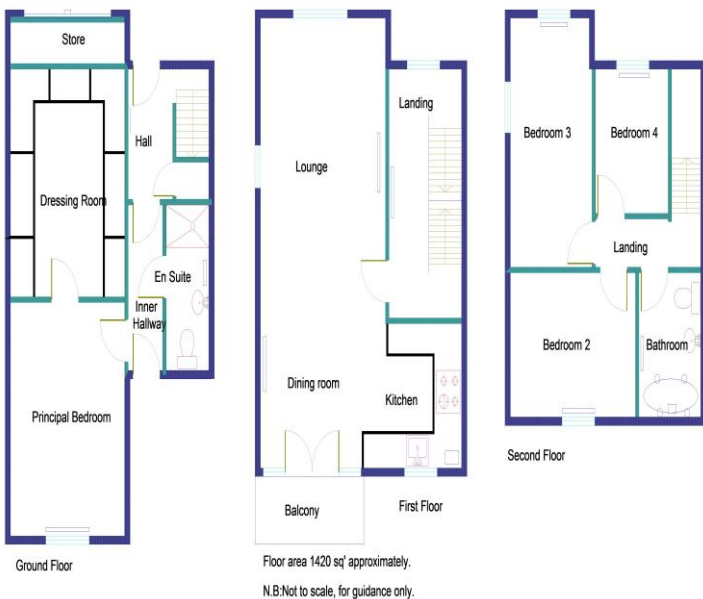
Luxury suite comprising roll top bath with ball and claw feet, period style mixer tap and hand shower. Pedestal wash hand basin with attached towel rail. High level W.C. Pillared radiator with attached heated towel rail. Wood laminate flooring. Panelling to walls. Recessed downlighters. Extractor fan.

## OUTSIDE

Recently landscaped low maintenance and contemporary styled rear measuring approximately 37' (max) x 20' with a western aspect. Italian porcelain tiled patio adjacent to house with artificial lawn and decorative granite stone chipping border. Monocouche rendered wall with complementing tiled toppers and discreet LED perimeter wall lighting with steps leading up to sun terrace, perfect for sundowners or entertaining into the evening. Fully fenced boundaries with stripped panelling providing a further element of style and privacy. Outside water tap and light and power socket. To the front of the property there is a driveway for parking two vehicles leading to the former garage with shrub borders. Meters cupboard and lighting.

## FORMER GARAGE/STORE

Measuring 10' wide x 5' deep with up and over entry door, modern consumer unit, electric light and power.



## DIRECTIONS

From our Bearsted Office turn right into Ware Street, taking the fourth turning on the left into Bell Lane. The Chimes will be found directly in front of you.

# Energy Rating

Most energy efficient - lower running costs



Not energy efficient - higher running costs

CURRENT

POTENTIAL

