



49 Park Way
Maidstone
ME15 7DN

Offers in Excess of £460,000

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Description

An exceptional opportunity to acquire this beautifully presented three-bedroom semi-detached home, ideally positioned just a stone's throw from the 450 acres of picturesque Mote Park. Boasting a brick-paved driveway, detached single garage and a secluded rear garden, this wonderful home is ready to move straight into.

Immaculately presented and tastefully decorated throughout, the accommodation immediately impresses upon entering. The ground floor comprises a welcoming entrance hall, elegant lounge, separate dining room, contemporary fitted kitchen with integrated appliances and a convenient cloakroom.

Upstairs, there are three well-proportioned bedrooms, two of which are benefiting from contemporary fitted wardrobes, together with a stylish family bathroom. Combining modern comforts with a highly desirable location, this is a home where you can simply unpack and start enjoying everything it has to offer.

Location

Located in this well established and highly sought after residential position on the southern side of the town within easy access of the Loose Road with its regular bus services into the centre, some one mile distant. Within 100 meters of the property is Park Way infant and junior school and another 100 yards beyond this is Mote park, the jewel in The County Towns crown with its 450 acres, boating lake, leisure centre and municipal swimming pool. Maidstone offer excellent shopping facilities at The Mall and Fremlins Walk, two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. There is a wider selection of schools and colleges for older children in and around the town centre.

Council Tax Band
D

VIEWINGS STRICTLY BY APPOINTMENT

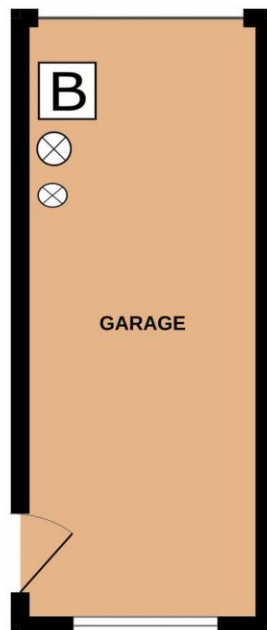
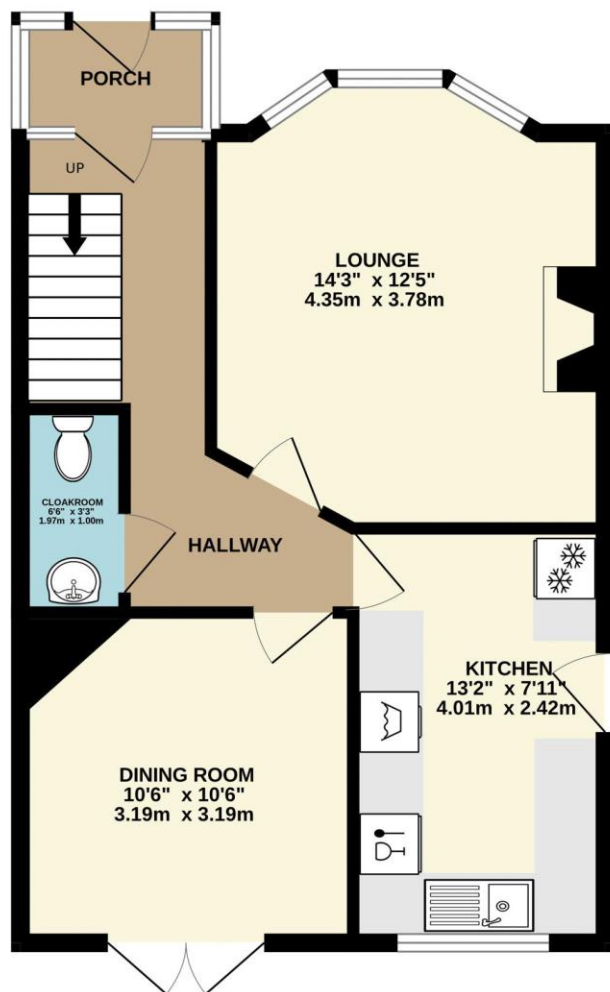
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)

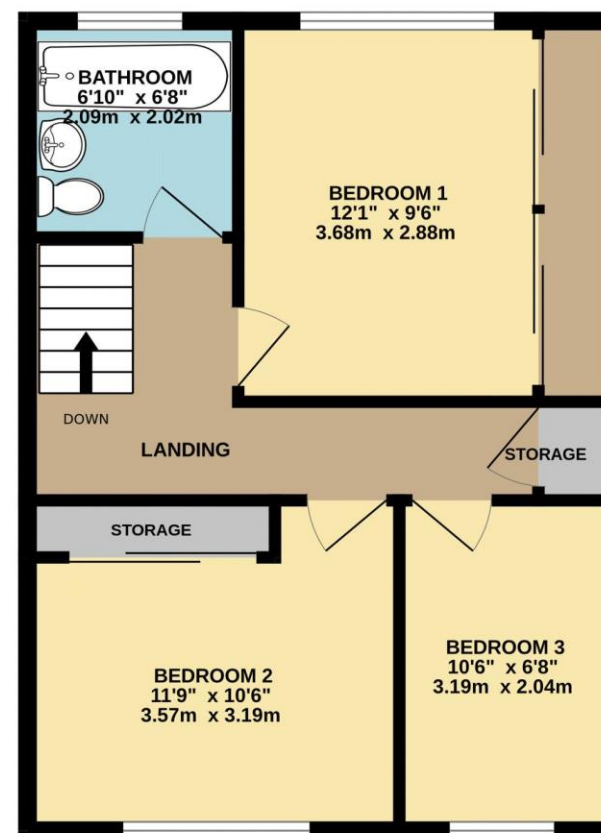


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 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

The interior is finished to a high standard, featuring contemporary black-framed glazed internal doors with matching black ironmongery, complemented by engineered oak herringbone flooring throughout the majority of the ground floor.

ENTRANCE PORCH

A half-glazed uPVC entrance door with matching side windows opens into the entrance porch, where a contemporary composite entrance door with glazed panel leads through to:

ENTRANCE HALL 15' 3" x 6' 0" (4.64m x 1.83m)

Stairs rise to the first floor, featuring a carpet runner with elegant brass stair rods, a timber balustrade with matching newel posts, low-voltage recessed lighting, a useful understairs storage cupboard and a radiator.

CLOAKROOM

Stylish contemporary white suite with matt black fittings, featuring a concealed cistern WC with engineered quartz display shelf, wall-hung wash hand basin with matching black mixer tap, low-voltage recessed lighting, and fully tiled walls and floor in eye-catching geometric porcelain tiles.

LOUNGE 14' 9" (max) x 12' 5" (4.49m x 3.78m)

Attractive bay window to the front fitted with plantation shutters, complemented by a contemporary recessed glass-fronted electric fireplace with living flame effect and bespoke recessed television space above. Double radiator and low-voltage recessed lighting.

DINING ROOM 10' 4" x 10' 0" (3.15m x 3.05m)

Double casement doors opening onto the rear garden, allowing plenty of natural light, with a radiator and low-voltage recessed lighting.

KITCHEN 13' 2" x 7' 10" (4.01m x 2.39m)

Fitted with a comprehensive range of high and low-level units featuring cream high-gloss door and drawer fronts, complemented by stone-effect work surfaces with subtle sparkle flecks, metro tiled splashbacks and matching upstands. Inset stainless steel sink with mixer tap and drainer positioned beneath a window overlooking the rear garden, fitted with blinds. Integrated appliances include a dishwasher, microwave, Bosch electric oven and four-ring electric hob with extractor hood above, together with space and plumbing for a washing machine and fridge/freezer. Radiator, under cupboard and skirting lighting, and a glazed door to the side provides convenient access to the detached garage, which offers excellent additional utility and storage space.

ON THE FIRST FLOOR

LANDING 15' 6" x 7' 10" (4.72m x 2.39m)

Timber balustrade with matching newel posts, low-voltage recessed lighting, two wall light points, built-in shelved storage cupboard, and access to the insulated, fully boarded loft with lighting and a drop-down ladder.

BEDROOM 1 12' 1" x 9' 4" (3.68m x 2.84m)

Window to the front with fitted plantation shutters, complemented by a full wall of contemporary fitted wardrobes with composite sliding doors, providing excellent storage. Double radiator and low-voltage recessed lighting.

BEDROOM 2 11' 9" x 10' 0" (3.58m x 3.05m)

Window to the rear enjoying views over the garden, complemented by fitted wardrobes with contemporary sliding doors, radiator and low-voltage recessed lighting.

BEDROOM 3 10' 0" x 6' 9" (3.05m x 2.06m)

Window to the rear enjoying views over the garden, radiator and low-voltage recessed lighting.

BATHROOM 6' 10" x 6' 8" (2.08m x 2.03m)

Contemporary white suite with chrome fittings, comprising a concealed cistern WC with a dark grey engineered quartz display shelf featuring subtle mirror and stone flecks, vanity wash hand basin with mixer tap and storage cupboards beneath, and a P-shaped bath with glazed shower screen, rainfall shower head and separate handheld attachment. Finished with fully tiled ceramic walls and floor, complemented by a striking feature wall of large-format textured grey ceramic tiles with a contemporary chevron relief design, creating a subtle three-dimensional effect. Chromium-plated heated towel rail, window to the front fitted with plantation shutters, low-voltage recessed lighting and extractor fan.

OUTSIDE

To the front of the property, a brick-paved driveway provides off-road parking and benefits from an electric vehicle charging point. The frontage is enclosed by attractive walled and hedged boundaries, with mature planting including established laurel and wisteria, together with side pedestrian access.

The rear garden extends to approximately 65 ft and enjoys a secluded aspect, creating a wonderful space to relax and entertain. Immediately adjoining the property is a paved patio with an attractive brick border, leading onto a well-maintained lawn surrounded by mature trees and established hedging, including laurel, climbing roses and cherry trees. The garden also benefits from outside lighting, an external tap and a personal door providing access to the garage.

DETACHED GARAGE 19' 3" x 7' 8" (5.86m x 2.34m)

Fitted with power and lighting, with a door to the front and a personal door providing access to the rear garden. The garage offers excellent storage and additional utility space, and houses the Joule pressurised hot water cylinder and Glow-worm gas-fired boiler.



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