



16 Downs View Road
Penenden Heath, Maidstone
ME14 2JD

Offers in the Region of £325,000

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Maidstone
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Description

A semi-detached bungalow offering spacious living areas including dining room, lounge, two bedrooms, one of which is situated on the first floor, a kitchen/breakfast room, shower room and separate cloakroom.

Externally, the property benefits from a brick-paved driveway providing off-road parking to the front, while to the rear is a good-sized, low-maintenance garden featuring a brick-paved patio, artificial lawn and detached garage.

Viewing is highly recommended to fully appreciate the space and accommodation this property has to offer.

Location

Located in this well established residential position in the heart of Penenden Heath. Close to a preschool, infant and junior school. The Heath is within a 1/4 of a mile with tennis, bowls, and numerous countryside walks. There are shops providing for everyday needs and regular bus services from Sandling Lane into the town centre. The town offers excellent shopping facilities at The Mall and Fremlins Walk, two museums, a theatre, county library, multi-screen cinema and two railway stations connected to London. To the east of the town is Mote park with its 450 acres, boating lake, leisure centre and swimming pool. There is a wider selection of schools and colleges for older children in and around the town centre. 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

D

VIEWINGS STRICTLY BY APPOINTMENT

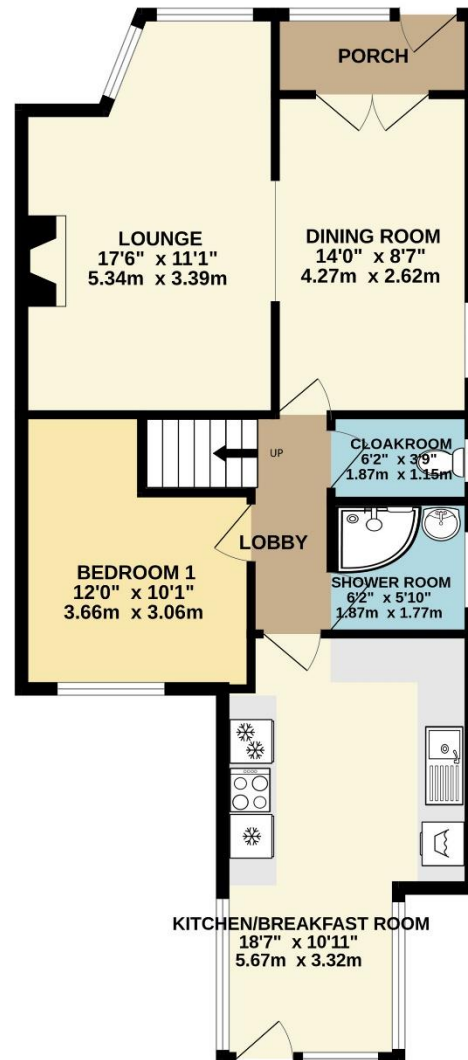
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

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)

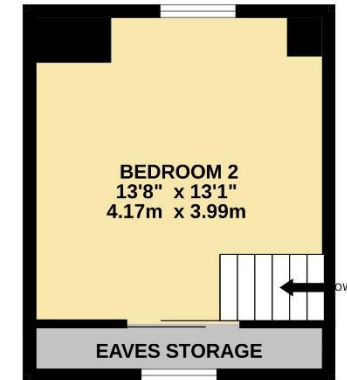


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR
200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.5 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

PORCH

A uPVC entrance door opens into the porch, which features two decorative glazed window panes, wood-effect laminate flooring, a window to the front elevation and a radiator. Double wooden doors lead through to:

DINING ROOM 14' 0" x 8' 7" (4.26m x 2.61m)

The room features a double radiator and a window to the side elevation, with a wide arched opening leading through to:

LOUNGE 17' 6" x 11' 1" (5.33m x 3.38m)

Featuring an electric fire with a sandstone surround and hearth, complemented by a wooden mantel above. There is also a window to the front elevation and a double radiator.

LOBBY

Staircase to first floor and wood effect laminate flooring.

CLOAKROOM 6' 2" x 3' 9" (1.88m x 1.14m)

Window to the side, a low-level WC and tiled walls to dado height. Wood-effect laminate flooring and a radiator complete the space.

SHOWER ROOM 6' 2" x 5' 10" (1.88m x 1.78m)

Fitted with a white suite and chrome fittings, comprising a corner shower cubicle and wash hand basin with mixer tap and storage cupboards beneath. Half-tiled walls to dado height, tiled splashbacks, a window to the side, a chrome heated towel rail and wood-effect laminate flooring.

KITCHEN / BREAKFAST ROOM 18' 7" x 10' 11" (max) (5.66m x 3.32m)

Fitted with a range of high and low-level units with beige door and drawer fronts, complemented by black granite-effect work surfaces. A stainless steel sink with mixer tap and drainer is positioned beneath a window to the side elevation. Integrated appliances include an under-counter fridge, freezer, washing machine and Bosch oven with a four-burner electric hob and extractor hood above. The kitchen opens into a breakfast area and features wood-effect laminate flooring throughout. Windows to all aspects create a bright and airy space while providing pleasant views over the garden, with a half-glazed casement door giving direct access to the rear garden.

BEDROOM 1 12' 0" x 10' 1" (3.65m x 3.07m)

A window to the rear elevation overlooks the garden, while a radiator provides heating. Please note that part of the room has restricted head height due to the staircase.

ON THE FIRST FLOOR

BEDROOM 2 13' 8" x 13' 1" (4.16m x 3.98m)

The room features Velux windows to both the front and rear, allowing plenty of natural light, along with fitted wardrobes and useful eaves storage. Further features include a radiator and a timber balustrade with newel post.

OUTSIDE

To the front of the property is a brick-paved driveway providing off-road parking, complemented by an artificial lawned area and outside lighting. A

pedestrian side gate provides access to the rear garden.

The rear garden is a particular feature of the property and has been designed with ease of maintenance in mind. A generous brick-paved patio lies adjacent to the house and extends around to the side, with an artificial lawn providing additional outdoor space. There is also a detached garage with power, a personal side door and an up-and-over entrance door. Further features include fenced boundaries, an outside tap, exterior lighting and a water butt. The garden also enjoys views to the side across the North Downs.

Directions

From our Penenden Heath office proceed in a westerly direction into Sandling Lane, taking the first turning on the right into Downs View Road.



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