

# Ferris & Co



**Monthly Rental Of £1,680.00 pcm**  
Holding deposit equivalent to 1 week's rent on application



**7 Lambourne Road**  
Maidstone, ME15 8LZ

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

Situated in a popular residential location, this well-presented three-bedroom end of terrace house offers spacious accommodation. The property comprises a bright and welcoming living room, a fitted kitchen with ample storage and workspace, and a separate dining area with access to the rear garden. Upstairs offers three well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a private driveway providing off-road parking, together with a garage for additional parking or storage. The enclosed rear garden offers a pleasant outdoor space perfect for relaxing or entertaining.

Lambourne Road is situated within the highly regarded Madginford and Bearsted area of Maidstone, offering a peaceful residential setting while remaining conveniently close to everyday amenities and transport links. The area is particularly popular with families due to its well-regarded schools, green spaces and community feel. For commuters, Bearsted railway station is approximately one mile away, offering regular services to Maidstone, Ashford, and London connections via Southeastern rail services. There are also frequent local bus routes serving the area, with nearby stops within walking distance of the property. The location benefits from excellent road connections, with convenient access to the A249 and M20 motorway network, making travel towards London, the Kent coast and surrounding towns straightforward.

### Front

Front garden with pathway leading to Entrance door.

### Entrance Hall

Cream painted walls. White tiled flooring.

### Cloakroom

White painted walls. White tiled flooring. Window facing front. Radiator. Low level W/C. Handbasin with built in cupboard. Wall mounted mirror cabinet.

### Lounge/Diner 24' 9" x 10' 5" (7.54m x 3.17m)

Cream painted walls. Beige carpets. Bay window facing front. Radiator. Sliding patio doors. Radiator with cover.

### Kitchen 12' 0" x 8' 6" (3.65m x 2.59m)

White painted walls. White tiled floor. White gloss high and low units & drawers. Under unit lights. one and half stainless-steel sink with mixer tap. Boosh washing machine. Under counter Boosh fridge. Under counter freezer. Four ring gas hob. Extractor fan. Splash back. Eye level Smeg electric oven. Door leading to garden.

### First Floor Landing

Cream painted walls beige carpet. Airing cupboard housing the water tank and shelves.

### Bathroom 5' 4" x 8' 6" (1.62m x 2.59m)

White tiled walls. Lino flooring. Low level W/C. Hand basin. Window facing rear. Bath with mixer tap. Mains powered shower. Shower curtain.

### Bedroom 2 12' 3" x 8' 7" (3.73m x 2.61m)

Cream painted walls. Beige carpet. Radiator. Window facing rear. Cream roller blind.

### Bedroom 1 12' 5" x 9' 9" (3.78m x 2.97m)

Cream painted walls. Beige carpets. Built in wardrobe with shelving. Window facing front. Radiator.

### Bedroom 3 9' 2" x 7' 4" (2.79m x 2.23m)

Cream painted walls. Beige carpet. Window facing front. Radiator.

### Rear Garden

Gravel area to the side. Lawn to side with patio. Additional patio area with gates. Garage.



# Energy performance certificate (EPC)

7, Lambourne Road  
Bearsted  
MAIDSTONE  
ME15 8LZ

Energy rating

C

Valid until:

15 November 2027

Certificate number:

9768-1997-7269-5653-0940

Property type

End-terrace house

Total floor area

82 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 C. It has the potential to be B.

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		