

Ferris&Co



Monthly Rental Of £1,650 pcm
Holding deposit equivalent to 1 week's rent on application



4 Abingdon Road
Maidstone, ME16 9DP

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Great opportunity to let this 3 bed semi detached bungalow located in a quiet cul de sac in Barming. Close to local amenities and schools. Featuring lounge, kitchen, three bedrooms, bathroom, garage and driveway and gardens. Arranged on one floor extending in all to approximately 866sq'.

Barming has a mainline railway station connected to London on the Victoria Line and Barming Infant and Junior School is within a 1/4 of a mile with a good Ofsted report. Located west of the County Town with easy access onto the A26 with connections to Tonbridge, Tunbridge Wells and West Malling. Maidstone the County town offers excellent shopping facilities at The Mall and Fremlins Walk, two museums, theatre, county library, multi screen cinema and two railway stations connected to London. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

ENTRANCE HALL

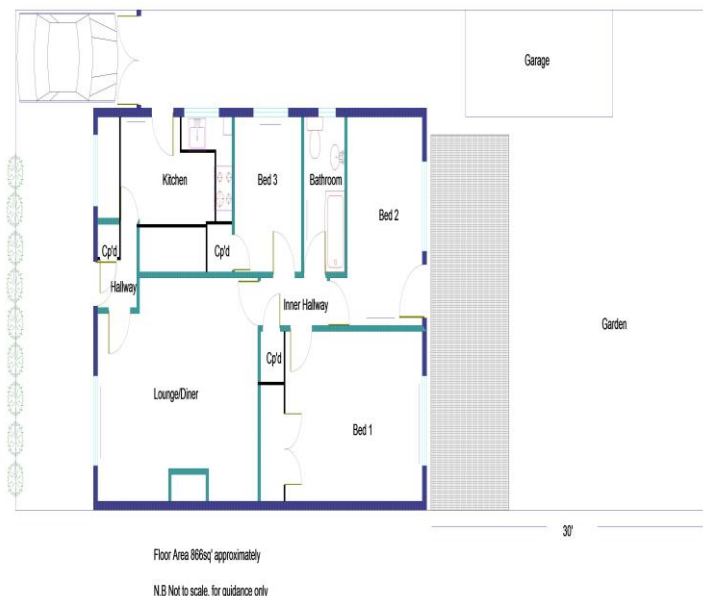
UPVC entrance door. Built in cupboard.

LOUNGE/DINING ROOM 19' 2" x 12' 9" (5.84m x 3.88m)

Large picture window to the front. fireplace with tiled hearth. Radiator.

KITCHEN 15' 5" x 9' 0" (4.70m x 2.74m)

Range of high and low level units having white high gloss door and drawer fronts with black complementing working surfaces. Stainless steel one & half bowl sink with mixer tap and tiled splash back. Cooker with stainless steel extractor hood above. Plumbing for washing machine. Breakfast bar with cupboards under. double aspect window to the side and rear. Cupboard housing wall mounted boiler supplying central heating and hot water throughout. Radiator, tiled flooring.



INNER HALLWAY

BEDROOM 1 14' 5" x 9' 8" (4.39m x 2.94m)

Fitted wardrobes. Window to rear overlooking the garden. Radiator.

BEDROOM 2 12' 0" x 8' 8" (3.65m x 2.64m)

Window to rear overlooking the garden. Radiator. Door leading to the garden.

BEDROOM 3 8' 10" x 7' 8" (2.69m x 2.34m)

Built in wardrobe cupboard. Window to side. Radiator.

BATHROOM

Modern white suite comprising panelled bath with mixer tap and shower attachment. Folding screen and fully tiled walls. Wash hand basin with mixer tap and cupboards beneath. Low level W.C. Chromium plated heated towel rail. Window to side.

OUTSIDE

To the front of the property is a small garden mainly laid to lawn with hedged boundary. Driveway providing parking for one vehicle. Timber double gates to side driveway leading to garage with up and over entrance door. The rear garden measures approximately 30', mainly laid to lawn with shrub borders, patio adjacent to house and fully fenced boundaries.



DIRECTIONS

From the twin bridges roundabout in the centre of Maidstone, proceed in a westerly direction onto the Tonbridge Road A26 and proceed for approximately 3 miles. At the junction with Farleigh Lane, take the second turning on the right into Beverley Road and immediately turn left into the Cherries. Follow the road round and take the first turning on the right into Abingdon Road and the property will be found on the right hand side as indicated by our sign board.

Energy performance certificate (EPC)

4, Abingdon Road
MAIDSTONE
ME16 9DP

Energy rating

C

Valid until: **11 October 2028**

Certificate number: **8493-1826-3029-5097-3083**

Property type

Semi-detached bungalow

Total floor area

75 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60