

Ferris & Co



£1300.00 pcm
Holding deposit equivalent to 1 week's rent on application



**4 Ladds Court Cottages Chart Hill Road, Chart Sutton,
ME17 3EZ**

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Charming end of terrace country cottage in an exquisite rural setting, with useful outbuildings. The accommodation is arranged over 3 floors extending in all to just over 800 sq ft. There is a delightful outlook to the front over the adjacent countryside. Off road parking included. The countryside setting of Chart Sutton is conveniently situated just a couple miles from Staplehurst with train links into London. The county town of Kent, Maidstone town, is just under 6 miles away, so while you are situated in the beautiful countryside you are also only a short commute to the large local town.

ON THE GROUND FLOOR

KITCHEN 7' 11" x 9' 11" (2.41m x 3.02m)

Gloss black granite effect work tops. Wooden kitchen units with stainless steel fittings. Electric oven to be provided. Grey wood effect vinyl flooring. Window overlooking rear enclosed garden.

LIVING ROOM 22' 7" x 11' 10" (6.88m x 3.60m)

Superbly spacious, bright and airy, newly redecorated living room that connects the occupier to the first floor, kitchen and the front door access. Fireplaces filled in (not in use). Freshly painted white walls and laminate flooring, Two radiators.

ON THE FIRST FLOOR

BEDROOM 1 12' 1" x 11' 11" (3.68m x 3.63m)

Recently redecorated with plush grey carpets and white paint. Bright and spacious bedroom, window overlooking the adjacent countryside fields. Radiator.

BEDROOM 2 8' 0" x 9' 11" (2.44m x 3.02m)

Recently redecorated with plush grey carpets and white paint. Bright and spacious bedroom, window overlooking the enclosed garden to property rear. Radiator.

BATHROOM 5' 11" x 10' 5" (1.80m x 3.17m)

Recently redecorated. Bright white paint, grey wood effect vinyl flooring. Shower bath with thermostatic mixer tap. Tiled modern mosaic wall adjacent to bath/shower. Frosted glass window. Low level WC. Hand wash basin.

FIRST FLOOR LANDING

ON THE SECOND FLOOR

BEDROOM 3 10' 9" x 10' 3" (3.27m x 3.12m)

Spacious and bright recently redecorated attic bedroom. Plush grey carpets, white walls. Window. Radiator.



TOTAL FLOOR AREA: 801 sq ft (74.4 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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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DIRECTIONS

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendor's confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

