

# Ferris & Co



**£1300 pcm**

**Holding deposit equivalent to 1 week's rent on application**



**20 Becksbourne Close**  
Maidstone, ME14 2EF

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

Superb opportunity to rent this stunning, recently redecorated bungalow. Located on the fringe of the sought after Penenden Heath area, close to outstanding schools, local amenities and Penenden Heath itself with a public house, tennis courts and pre-school. The spacious accommodation is arranged of over one floor and extends in all to just under 900 sq ft. The property benefits from gas central heating, has a well kept picturesque garden ideal for tenants who will enjoy maintaining it and also features a large garage.

### BEDROOM 1 10' 1" x 9' 1" (3.07m x 2.77m)

Plush grey carpets. Built in wardrobes. Window looking out over front garden.

### BEDROOM 2 11' 11" x 10' 11" (3.63m x 3.32m)

Plush grey carpets. Window looking out to rear garden. Radiator.

### LOUNGE/DINER 17' 6" x 15' 6" (5.33m x 4.72m)

Fully carpeted lounge/diner. Radiator x2. Window overlooking front garden.

### KITCHEN 11' 6" x 8' 11" (3.50m x 2.72m)

Tiled flooring. White granite effect kitchen worktops. Wooden kitchen cupboard units with ample space. Sink and draining rack. 4 burner hob and oven. Washing machine. Fridge/Freezer. Boiler.

### BATHROOM 6' 4" x 5' 4" (1.93m x 1.62m)

Fully tiled bathroom. Hand wash sink basin with cupboard units integrated. Double shower (electric). Frosted glass window.

### CLOAKROOM 6' 4" x 5' 4" (1.93m x 1.62m)

Low level W.C. Hand wash sink basin. Tiled flooring. Frosted glass.

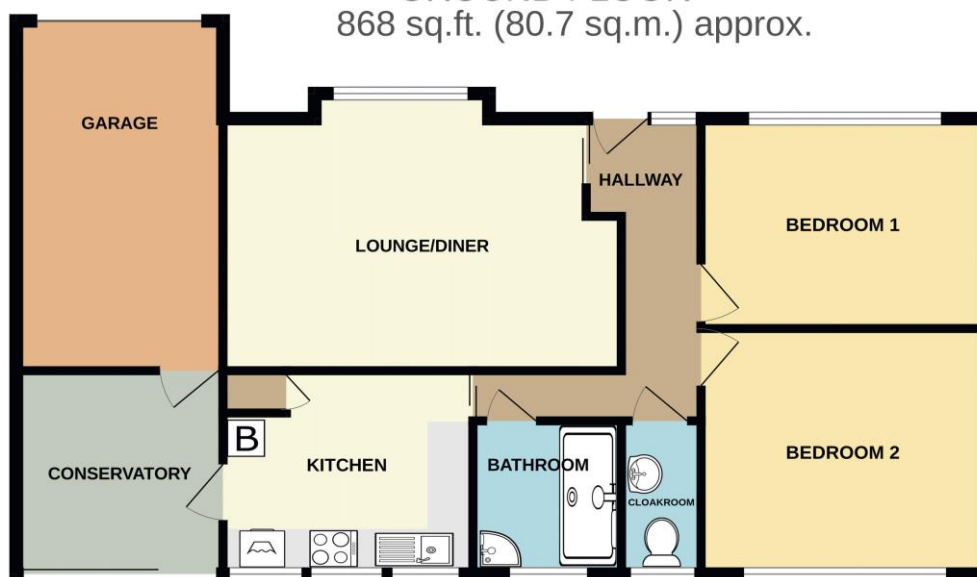
### CONSERVATORY 8' 10" x 9' 9" (2.69m x 2.97m)

Laminate tile effect flooring. Sliding doors to access rear enclosed garden. Back door access to garage.

### GARAGE 18' 4" x 8' 11" (5.58m x 2.72m)



## GROUND FLOOR 868 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA: 868 sq.ft. (80.7 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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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 Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

