

# ferris&co



Monthly Rental Of £1,075  
+ £150 ADMIN FEE PER ADULT



**32 Chestnut Drive**  
Maidstone, ME17 4QX

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

**\*DUE TO BE DECORATED AND NEW CARPETS\*** Popular semi detached family house, located in this well established residential position within a 1/4 of a mile of the centre of the village. The accommodation is arranged on two floors and extends in all to in excess of 900 square feet, with large picture windows creating a light, airy and new interior. There is ample parking to the front and a driveway to the side of the property which leads to a detached garage. The rear garden extends to 40ft and enjoys an eastern aspect. There is gas fired central heating and UPVC double glazing with a conservatory to the rear. One of the more attractive features of the property is the open plan kitchen/diner, well fitted with units and split level appliances.

Coxheath centre is within a 1/4 of a mile and has a selection of shops, popular infant and junior school and nearby is The New Line Academy learning academy secondary school. Maidstone town centre is some three miles distant and offers a more comprehensive selection of amenities including two museums, theatre, county library, multi-screen cinema and two railway stations connected to London.



## ON THE GROUND FLOOR

### ENTRANCE PORCH

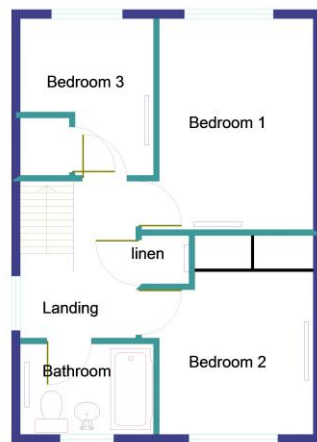
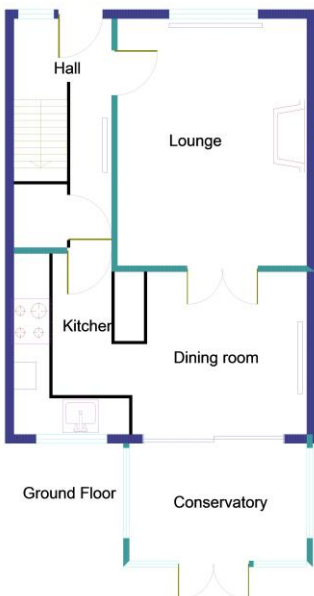
UPVC glazed entrance door and side panel.

### ENTRANCE HALL

Double radiator. Understairs storage cupboard. Staircase to first floor.

### LOUNGE 13' 10" x 10' 9" (4.21m x 3.27m)

Fireplace with fitted electric fire. Picture window to front, affording a western aspect. Double radiator. Double casement doors to:



First Floor

Floor area 907 sq' approximately.

N.b;Not to scale, for guidance only.

**OPEN PLAN KITCHEN/DINING ROOM 17' 4" x 9' 9"**  
(Narrowing to 8'9 in dining area) (5.28m x 2.97m)

**KITCHEN AREA:** Comprehensively fitted with oak faced door and drawer fronts with stainless steel fittings and black granite effect working surfaces comprising:- Stainless steel sink unit with mixer tap, cupboards under. Range of high and low level cupboards with working surfaces incorporating AEG four burner gas hob, extractor hood above. Eye level oven and grill. Plumbing for automatic washing machine. Integrated fridge/freezer. Valiant gas fired boiler supplying central heating and domestic hot water throughout. Ceramic tiled floor. Tiled splashback. Window overlooking rear garden, affording an eastern aspect.

**CONSERVATORY 9' 9" x 7' 0" (2.97m x 2.13m)**

UPVC framed and double glazed with sliding patio door to garden. Casement door. Ceramic tiled floor.

**ON THE FIRST FLOOR**

**LANDING**

Window to side. Built-in linen cupboard with radiator, shelving above.

**BEDROOM 1 12' 0" x 9' 6" (3.65m x 2.89m)**

Radiator. Double built-in wardrobe cupboard. Picture window to front.

**BEDROOM 2 9' 6" x 8' 9" (2.89m x 2.66m)**

Double built-in wardrobe cupboard. Radiator. Picture window overlooking rear garden, eastern aspect.

**BEDROOM 3 8' 9" (Max) x 7' 7" (2.66m x 2.31m)**

Radiator. Built-in storage cupboard. Window to front, western aspect.

**BATHROOM**

White suite with chromium plated fittings comprising: Panelled bath with mixer tap and hand shower. Separate Triton electric shower. Vanity style wash hand basin with mixer tap, cupboards under. Low level W.C. Fully tiled walls with decorative border tile. Window to rear, eastern aspect, roller blind.

**OUTSIDE**

To the front of the property is an extensive brick paviour driveway and parking area with access to the detached brick garage.

**GARDEN**

The rear garden extends to approximately 40ft enjoying a eastern aspect with greenhouse, lawn and shrubs.



**DIRECTIONS**

From Maidstone leave via Stone Street heading in a southerly direction a continuation of which is the Loose Road A229. Bearing right at the traffic lights and The Wheatsheaf public house, continuing along the Loose Road. After approximately 3 miles turn right at the traffic lights beyond the petrol station, sign posted Coxheath, onto the B2163. Proceed through the centre of the village turning right into Pembroke Road, first left into Whitebeam Drive and Chestnut Drive will be found on the right hand side. The property being a short distance along on the right.



# Energy Performance Certificate

32, Chestnut Drive, Coxheath, MAIDSTONE, ME17 4QX

**Dwelling type:** Semi-detached house  
**Date of assessment:** 22 November 2017  
**Date of certificate:** 23 November 2017

**Reference number:** 2428-0908-7279-5353-1970  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 74 m<sup>2</sup>

## Use this document to:

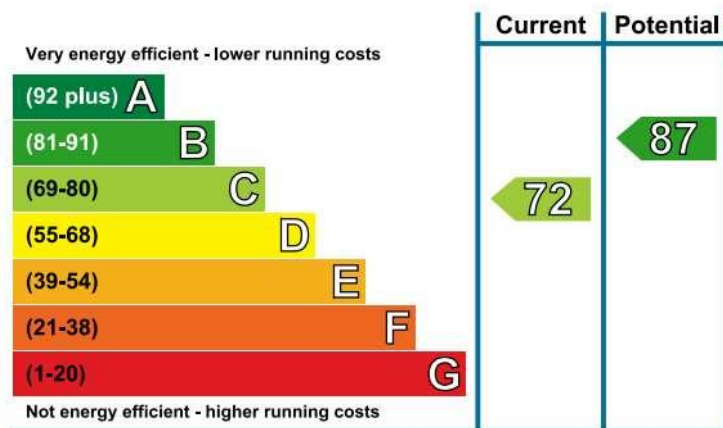
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

|  |                |
|--|----------------|
| <b>Estimated energy costs of dwelling for 3 years:</b> | <b>£ 1,815</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 306</b>   |

| Estimated energy costs of this home |                      |                      |                          |
|-------------------------------------|----------------------|----------------------|--------------------------|
|                                     | Current costs        | Potential costs      | Potential future savings |
| Lighting                            | £ 273 over 3 years   | £ 153 over 3 years   |                          |
| Heating                             | £ 1,239 over 3 years | £ 1,155 over 3 years |                          |
| Hot Water                           | £ 303 over 3 years   | £ 201 over 3 years   |                          |
| <b>Totals</b>                       | <b>£ 1,815</b>       | <b>£ 1,509</b>       |                          |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

| Recommended measures                        | Indicative cost | Typical savings over 3 years |
|---|-----------------|------------------------------|
| 1 Floor insulation (solid floor)            | £4,000 - £6,000 | £ 96                         |
| 2 Low energy lighting for all fixed outlets | £35             | £ 105                        |
| 3 Solar water heating                       | £4,000 - £6,000 | £ 102                        |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.