

Ferris & Co



Monthly Rental Of £1,450 pcm
Holding deposit equivalent to 1 week's rent on application



2 Olivers Row The Street
Maidstone, ME14 4EL

TEL: 01622 737800
Email:
lettings@ferrisandco.net
www.ferrisandco.net

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

A charming Victorian mid terrace house. Arranged on 3 floors with a large south facing rear garden. Just a short walk from the village green and mainline railway station in the heart of the village. The accommodation extends to just under 800sq' with gas central heating and UPVC replacement double glazed leaded light windows. The living room has an open fireplace, there is a fitted kitchen, small utility area, bathroom and 3 bedrooms spread over two floors. 110ft rear garden with decked sun terrace.

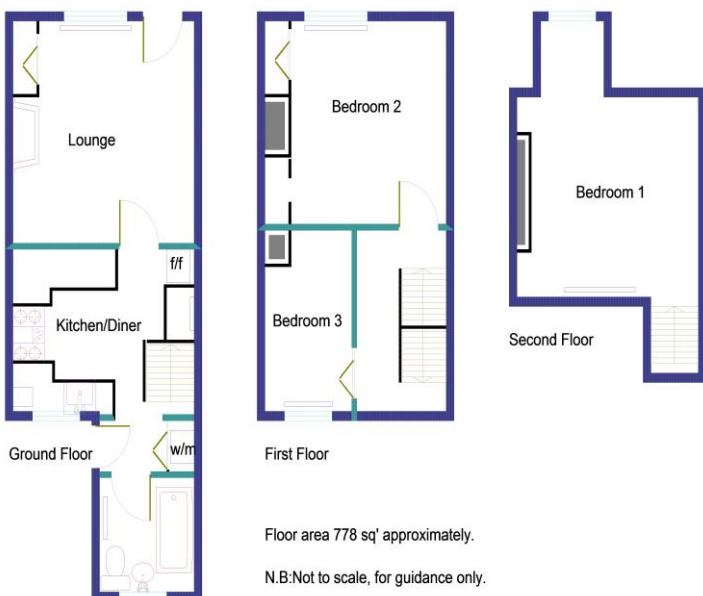
Situated in the heart of this highly sought after village with its excellent selection of local amenities including shops providing for everyday needs, a selection of gastro pubs and restaurants around the village green which itself is flanked by period homes and oast houses with traditional cricket square and village pond. There is also a mainline railway station close by with connections to Victoria. Educationally the area is well served with local Roseacre and Thurnham schools catering for infants and juniors. The Village also boasts a wide selection of sporting facilities and clubs including tennis, bowls, football, golf and cricket. Maidstone town centre is some two miles distant and offers a more comprehensive selection of amenities with a wider selection of schools for older children. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

ON THE GROUND FLOOR

LOUNGE 12' 4" x 11' 1" (3.76m x 3.38m)

Open fireplace with tiled hearth and surround. Timber mantel. Open grate. Fireside shelving and storage cupboard with meters. Window to front with French shutters. Stripped pine flooring. Double radiator. Door to:-

KITCHEN/BREAKFAST ROOM 12' 4" x 9' 5" (3.76m x 2.87m)



Fitted with units having solid beech block work tops, white enamel sink, tiled splashbacks, chromium mixer. Range of high and low level cupboards. Breakfast bar. Range cooker with extractor hood above. Space for fridge freezer. Tiled floor. Staircase to first floor. Double radiator. Window overlooking rear garden.

REAR LOBBY/UTILITY ROOM

Half glazed door to garden. Tiled floor. Built in cupboard with plumbing for automatic washing machine.

BATHROOM

White suite - P shaped bath. Curved shower screen, separate shower over. Mixer tap. Hung wash hand basin with mixer tap. Low level W.C. Radiator. Window to rear with blind. Southern aspect.

ON THE FIRST FLOOR

LANDING

Staircase to second floor.

BEDROOM 1 11' 2" x 11' 0" (plus wardrobes) (3.40m x 3.35m)

Window to front. Radiator. Shelves recess and built in wardrobe cupboard.

BEDROOM 3 9' 0" x 6' 5" (2.74m x 1.95m)

Window to rear. Radiator.

ON THE SECOND FLOOR

BEDROOM 2 12' 6" x 11' 6" (plus dormer window recess) (3.81m x 3.50m)

Radiator. Dormer window to front.



DIRECTIONS

From our Bearsted office proceed in an easterly direction passing the village green on the right hand side and the Oak on the Green Public house, the property will be found a short distance along on the right hand side.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

