



4 Tennison Way  
Maidstone  
ME15 9GE  
£395,000



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## Description

An exceptional mid terrace town house arranged on 3 floors extending to in excess of 1,400 sq ft. Beautifully presented and decorated with a refitted kitchen with an island and full range of integrated appliances. Luxuriously appointed shower room and en-suite, four good sized bedrooms with wardrobes, cloakroom, useful utility room, double width driveway, bi-folding doors to a south facing landscaped rear garden, located on the southern outskirts of the County Town within easy access of local schools, Morrisons supermarket, and Mote Park with its 450 acres. The property offers well proportioned and adaptable accommodation with gas central heating, double glazing and french shutters to the front elevation. LED downlighters throughout.

## Location

Located on the southern outskirts of the town, conveniently placed within easy access of an excellent selection of local amenities. There are a selection of local shops within a quarter of a mile, as is Morrisons Supermarket with good local educational facilities at Mangravet and Molehill Copse. There are regular bus services from the Sutton Road into the town centre, some one and half miles distant. Mote Park is within half a mile and has 450 acres, boating lake, leisure centre and municipal swimming pool. The County town offers an excellent selection of facilities including 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/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports. For older children there is a wide selection of schools and colleges in and around the town centre.

## Council Tax Band

D

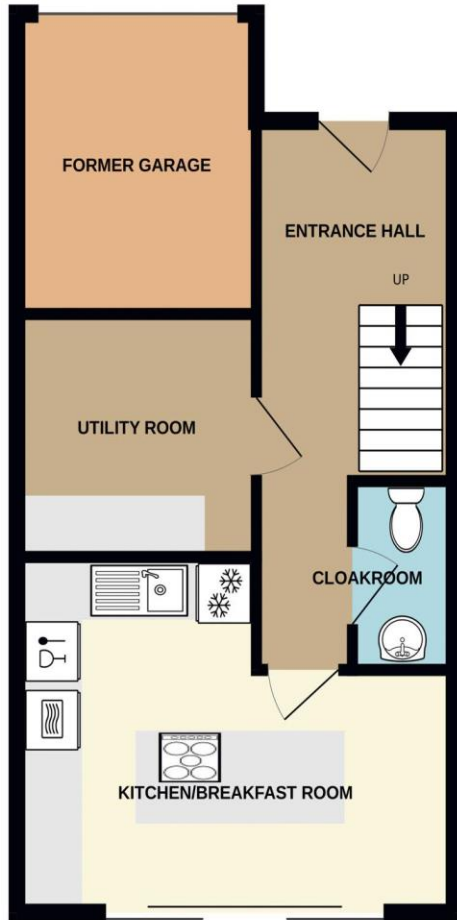
## VIEWINGS STRICTLY BY APPOINTMENT

**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**

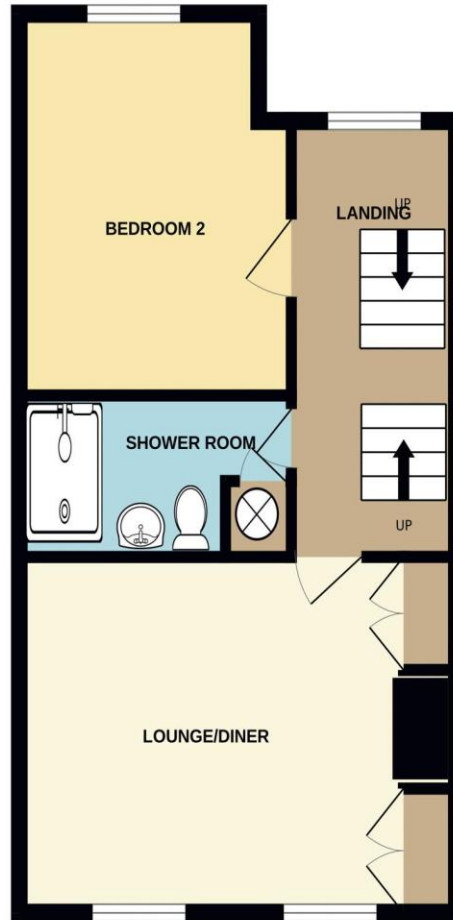


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

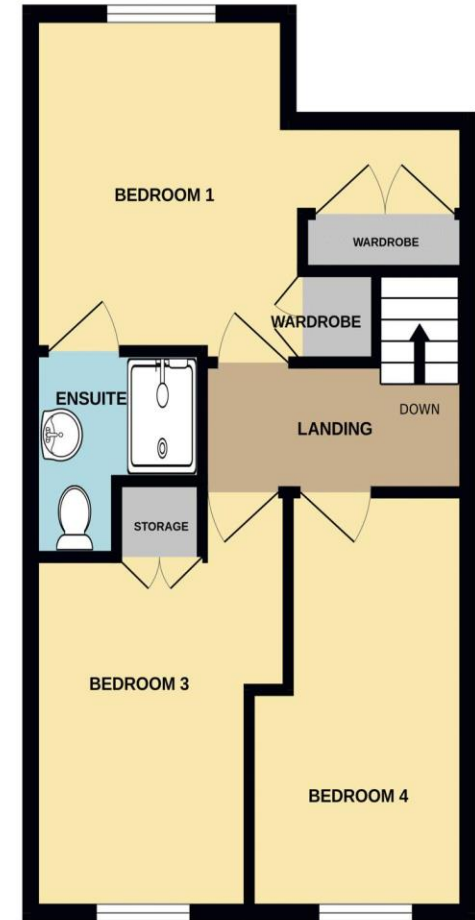
GROUND FLOOR  
426 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



2ND FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.2 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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## ON THE GROUND FLOOR

### ENTRANCE HALL

Georgian style half glazed entrance door with chrome furniture. Oak laminate flooring, staircase to first floor with timber balustrade, radiator with decorative cover.

### CLOAKROOM

Continuous oak laminate flooring, white suite, corner wash hand basin, low level WC, radiator.

**UTILITY ROOM** 8' 10" x 7' 10" (part of former garage) (2.69m x 2.39m)

Range of built-in storage cupboards with working surfaces, plumbing for washing machine and space for tumble dryer.

**KITCHEN / BREAKFAST ROOM** 15' 10" x 11' 9" (max) (4.82m x 3.58m)

Beautifully fitted with graphite grey door and drawer fronts and complimenting quartz effect working surfaces, featuring an island unit with bistro lighting, inset induction hob, deep pan drawers and spice drawer, breakfast bar. Range of high and low level cupboards, incorporating white sink with mixer, metro tiling, extending drawer units and carousel corner cabinets, integrated microwave, oven, dishwasher and fridge freezer. Porcelain tiled floor, bi-folding doors to the rear garden, perfect for summer entertaining. Double radiator.

## ON THE FIRST FLOOR

### LANDING

Attractive timber balustrade and staircase to second floor, radiator, window to front with fitted French shutters.

**LOUNGE** 16' 0" x 12' 0" (4.87m x 3.65m)

Walnut laminate flooring, two windows to rear, affording a southern aspect with fitted blinds, two radiators, feature ornamental fireplace with fitted living flame fire, fireside storage cupboards with floating shelves.

**BEDROOM 2** 9' 8" x 9' 4" (2.94m x 2.84m)

Window to front with fitted French shutters, radiator, walnut laminate flooring.

### SHOWER ROOM

Re-fitted contemporary shower room, white suite with black fittings and grey complimenting aqua board, step in shower with rainforest shower head and hand shower. Hand basin with drawers beneath, mixer tap, WC, radiator, walnut laminate flooring, large mirror. Built-in cupboard housing Mega Flow water cylinder.

## ON THE SECOND FLOOR

### LANDING

Access to roof space.

**BEDROOM 1** 15' 10" (max) x 11' 0" (max) (4.82m x 3.35m)

Two double built-in wardrobe cupboards, further storage cupboard, window to front with fitted French shutters, radiator.

## EN-SUITE SHOWER ROOM

Beautifully fitted white suite, with veined slate effect ceramics with mosaic relief, step in shower with rainforest shower head, wash hand basin with mixer tap, drawers beneath, WC with concealed cistern, chromium plated towel rail, mirror, floating shelf, matching ceramic tiled floor.

**BEDROOM 3** 12' 0" x 9' 6" (max) (3.65m x 2.89m)

Built-in double wardrobe cupboard, feature panelled wall in graphite grey to dado height, window to rear with blinds, southern aspect, radiator.

**BEDROOM 4** 12' 0" x 7' 1" (max) (3.65m x 2.16m)

Walnut laminate flooring, window to rear, southern aspect, blinds, radiator.

### OUTSIDE

To the front of the property is a tarmac driveway with an additional brick paviour driveway providing additional parking. Leading to former garage storage area with up and over entry door, light and power. The rear garden extends to 22ft enjoying a southern aspect, fully fenced with timber pergola, riven patio, tropical bed with Ferns and Yucca.

### Directions

From our Penenden Heath office, head south towards Boxley Road, follow Boxley Road, A229 and Sutton Road/A274 to Queen Elizabeth Square which will be on your right and then take the first left into Tennison Way. The property will be found a short distance along on the right, as indicated by our signboard.



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