



3 Knowle Road
Penenden Heath, Maidstone
ME14 2BA

Guide Price £375,000 - £400,000

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Maidstone
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Description

Highly sought after 1940's semi, located in this desirable cul-de-sac in the popular Penenden Heath area of North Maidstone, in need of some superficial modernisation and redecoration arranged on two floors extending to in excess of 1000 square feet, 90ft rear garden garage and 75ft long driveway with double car port, two separate living rooms, three good sized bedrooms, fitted kitchen and modern shower room/bathroom, gas heating, rewiring and double glazing.

Location

Penenden Heath is a highly sought after Northern suburb of Maidstone, conveniently placed within half a mile of the town centre. Penenden Heath itself is steeped in history and has shops providing for everyday needs, together with recreational facilities on the heath including tennis, bowls, numerous countryside walks and childrens play area and pre school. Educationally the area is well served with the local Sandling, Northborough and St Pauls schools catering for infant and juniors with a wider selection of schools and colleges for older children in and around the town centre. Maidstone itself has an excellent selection of amenities including shopping facilities at The Mall and Fremlins Walk, two museums, theatre, county library, multi screen cinema and two railway stations connected to library. The M20, A20, M2, M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel ports.

Council Tax Band

D

VIEWINGS STRICTLY BY APPOINTMENT

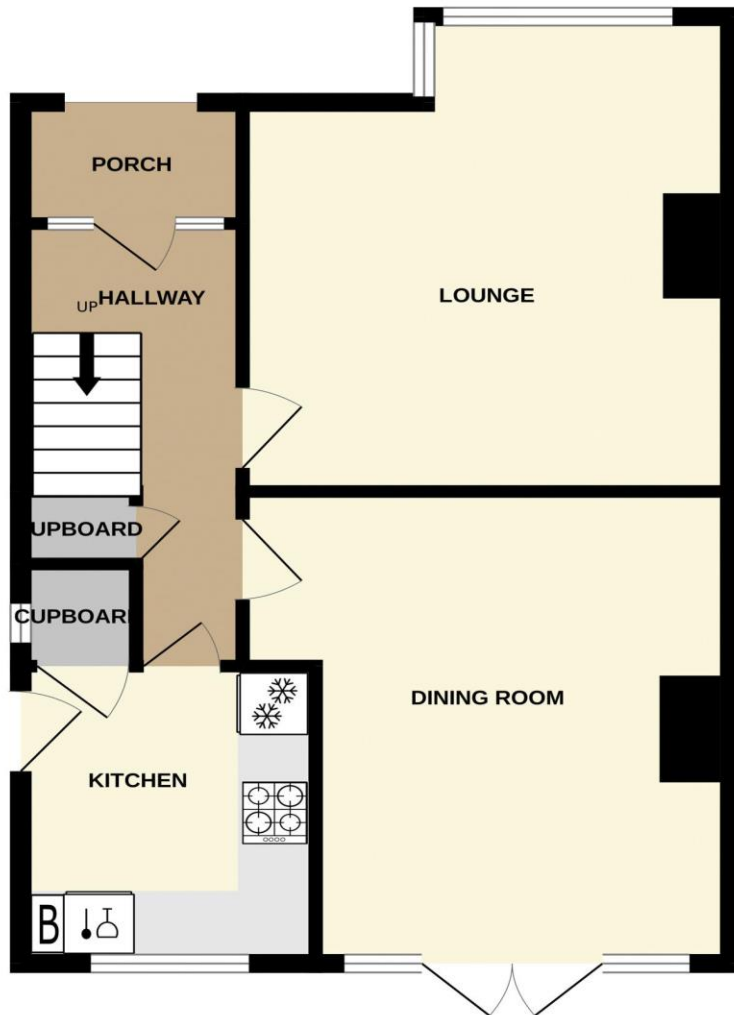
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



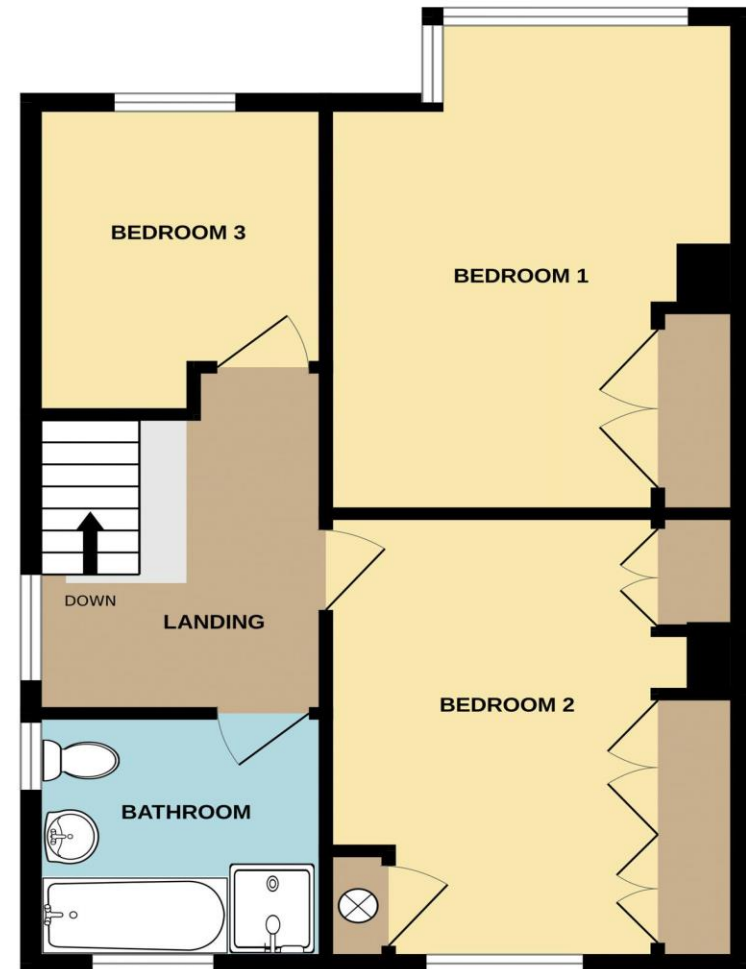
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Reference:
3 7 5 v 1 k 5 v 1 k

GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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 PORCH

Original partly glazed entrance door, glazed side panels.

ENTRANCE HALL

Staircase to first floor, understairs cupboard with modern consumer unit, double radiator, window to side.

LOUNGE 14' 10" x 13' 3" (4.52m x 4.04m)

Two double radiators, bay window to front, southern aspect.

DINING ROOM 13' 5" x 11' 1" (4.09m x 3.38m)

Two double radiators, double casement door and windows overlooking rear garden.

KITCHEN 9' 3" x 8' 0" (2.82m x 2.44m)

Oak finish door and drawer fronts with complementing working surfaces, one and half bowl stainless steel sink unit with mixer tap, four burner gas hob, oven beneath, stainless steel splashback and extractor hood, integrated fridge and freezer, built-in dishwasher, space for washing machine, tiled splashbacks, wood laminate flooring, ventilated larder cupboard, door to side.

ON THE FIRST FLOOR

SPACIOUS LANDING

Access to roof space window to side low level storage cupboard.

BEDROOM 1 15' 6" x 11' 6" (4.72m x 3.50m)

Radiator, window bay with southern aspect, double built-in wardrobe cupboard.

BEDROOM 2 13' 5" x 11' 5" (4.09m x 3.48m)

Three double built-in wardrobe cupboards, built-in linen cupboard, window to rear, double radiator.

BEDROOM 3 9' 9" x 7' 9" (2.97m x 2.36m)

Window to front, southern aspect, double radiator.

SPACIOUS BATHROOM

White suite, panelled bath, separate shower cubicle, wash hand basin, low level W.C. laminate flooring, chromium plated heated towel rail, two windows.

OUTSIDE

To the front of the property is a lawn with mature Laurel, 75ft long driveway with a 27ft long carport leading to detached brick garage (17ft3 x 8ft4), 90ft rear garden, lawn, trees and shrubs.

Directions

From our Penenden Heath office proceed in a southerly direction into Boxley Road and Knowle Road will be found fifth turning on the left hand side.



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