



1B Chattenden Court  
Penenden Heath, Maidstone  
ME14 2AW

Price Range £500,000 - £525,000

**1B  
Chattenden Court  
Penenden Heath  
Maidstone  
ME14 2AW**



## Description

A delightfully presented detached house in a fine non estate position in the heart of Penenden Heath occupying a corner plot, extended to provide a further reception room or Orangery.

Arranged on two floors extending in all to 1200 square feet. Garage and parking for several vehicles, compact rear garden, secluded front garden.

The accommodation comprises triple aspect through lounge creating a beautifully light and airy room. Fitted kitchen/dining room with integrated appliances, Principle bedroom with en-suite dressing room and shower room, two further bedrooms and luxuriously appointed family bathroom.

## Location

Situated on this small exclusive development of detached houses conveniently placed on northern outskirts of the town in the sought after Penenden Heath area of Maidstone. The local Sandling School is within a quarter of a mile and caters for infants and juniors, there are also recreational facilities on the Heath including tennis, bowls and numerous countryside walks, a children's play area and pre-school.

The town centre is within one mile and offers a most comprehensive selection of amenities including two museums, theatre, County library and two railway stations connected to London. There are excellent shopping facilities including Femlin Walk. Educationally there is a wider selection of schools for older children in and around the town centre.

The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

## Council Tax Band

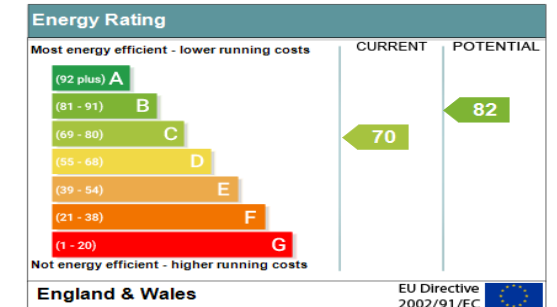
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## VIEWINGS STRICTLY BY APPOINTMENT

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



Address: 1b Chattenden Court, Penenden Heath, MAIDSTONE, ME14...  
RRN:



GROUND FLOOR  
888 sq.ft. (82.5 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1358 sq.ft. (126.2 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 CANOPY

Half glazed entrance door with chrome furniture, outside light.

**ENTRANCE HALL** 20' 0" (Max) x 4' 6" (6.09m x 1.37m)

Double radiator, staircase to first floor, continuous wood laminate flooring, double casement doors to:

**THROUGH LOUNGE** 19' 6" (Max) x 12' 7" (5.94m x 3.83m)

Continuous laminate flooring, triple aspect windows featuring a bay window to front, further window to side and patio doors to rear, radiator.

**KITCHEN/DINING ROOM** 19' 6" x 10' 4" Narrowing to 8'6 in kitchen area (5.94m x 3.15m)

Fitted with units and complementing marble effect working surfaces and upstand, mosaic tiled splashbacks, four burner gas hob with extractor hood and oven beneath, integrated dishwasher, space for washing machine, window to front affording a southern aspect, continuous laminate flooring. **DINING AREA:** Open plan to the kitchen with continuous laminate flooring, window to side with western aspect, double radiator, understairs shelved recess, double casement doors to:

**ORANGERY** 11' 4" x 9' 0" (3.45m x 2.74m)

Large lantern roof light bathing the room in light with continuous laminate flooring, triple aspect windows, south and west aspects with double casement doors to rear garden.

## ON THE FIRST FLOOR

### LANDING

Timber balustrade, window to rear, access to roof space.

**BEDROOM 1** 16' 7" (Max) x 12' 6" (5.05m x 3.81m)

Window to front affording a southern aspect, radiator, wall mural. **DRESSING AREA:** With two double built-in wardrobes, low level storage cupboards and double drawer units, further window to rear.

### EN-SUITE SHOWER ROOM

White contemporary suite, twin step in shower with glass screen, shower unit with rainforest shower head and hand shower, corner cabinet, low level w.c. ceramic tiled wall and flooring, Aqua boarding to the shower, window to rear.

**BEDROOM 2** 8' 6" x 7' 8" (2.59m x 2.34m)

Window to front, southern aspect, radiator, double built-in wardrobe cupboard.

**BEDROOM 3** 8' 0" x 7' 1" (2.44m x 2.16m)

Window to side, western aspect, radiator, double built-in wardrobe cupboard.

### LUXURIOUSLY APPOINTED FAMILY BATHROOM

White suite with black fittings and matching radiator, panelled bath, mixer tap, wash hand basin, w.c. panelling to dado height, vinyl flooring, window to front, southern aspect.

## OUTSIDE

To the front of the property there is a dense screening leylandii hedge creating a pleasant degree of seclusion with lawned area and extensive shingle driveway providing parking for three vehicles. **ATTACHED GARAGE:** (16' x 8') with up and over entry door, personal door, overhead storage, covered area to the side. **THE REAR GARDEN:** Is compact with brick and fenced boundary wall, extensive Indian sandstone patio area, lawn.

### Directions

From our Penenden Heath Office proceed in a southerly direction into Boxley Road, taking the second turning on the left next, the property will be found as you go enter Chattenden court and it is the first house on the left.



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