



18 Whatman Drive
, Maidstone
ME14 5FZ

Price Range:£325,000 - £350,000

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Whatman Drive
Maidstone
ME14 5FZ



Description

Splendid mid terrace Persimmon home arranged on 3 floors extending to just under 800 square feet, well decorated and light and airy throughout.

Popular position with easy access of excellent local amenities, south facing low maintenance rear garden, with rear vehicle access and garage. 4 years old offered with the balance of a 10 year NHBC guarantee, excellent local schools for all ages.

Agents Note: Whilst the house is Freehold, the garage is leasehold and maybe subject to a charge for ground rent or service charge. Please note that the service charge for the estate is £285 for 2023/2024. It is considered that this property would achieve £1450 - £1500 pcm as a monthly rental.

Location

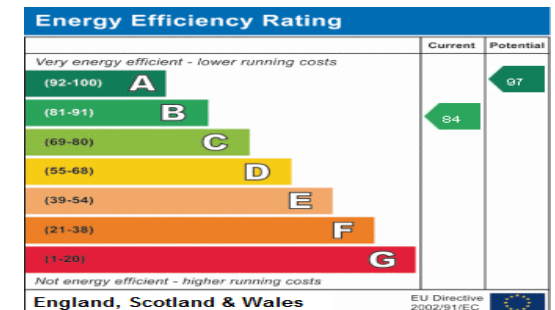
The Vinters Valley nature reserve with its eight acres of wildlife sanctuary & the former site of Vinters House is just a stones throw away. There are excellent local amenities with local shops on Grove Green, a quarter of a mile distant with community centre, pre school and St Johns School, Valley Park and Invicta schools all close by. Maidstone town centre is some one and half miles distant and offers a comprehensive 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 London. Within a quarter of a mile is Mote Park with its 450 acre, boating lake and leisure centre with municipal swimming pool. 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

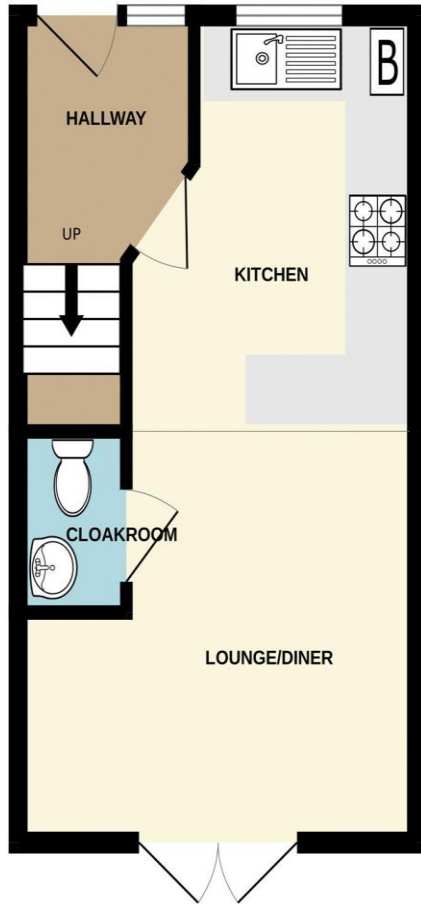
VIEWINGS STRICTLY BY APPOINTMENT

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

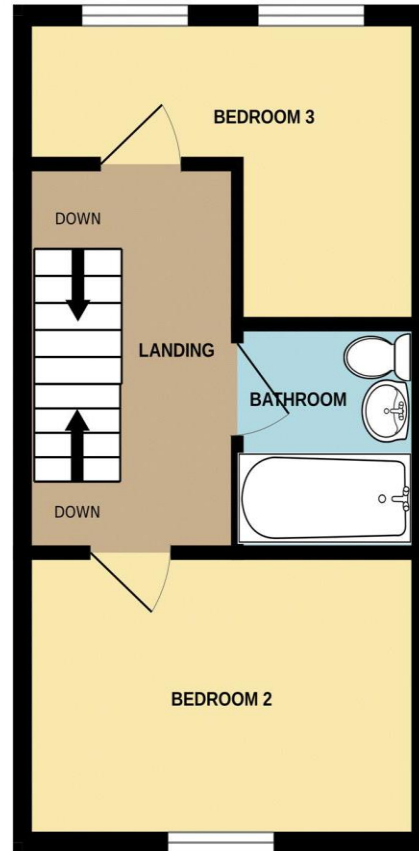


Address:
18 Gifford Drive, Gifford, E14 5FZ

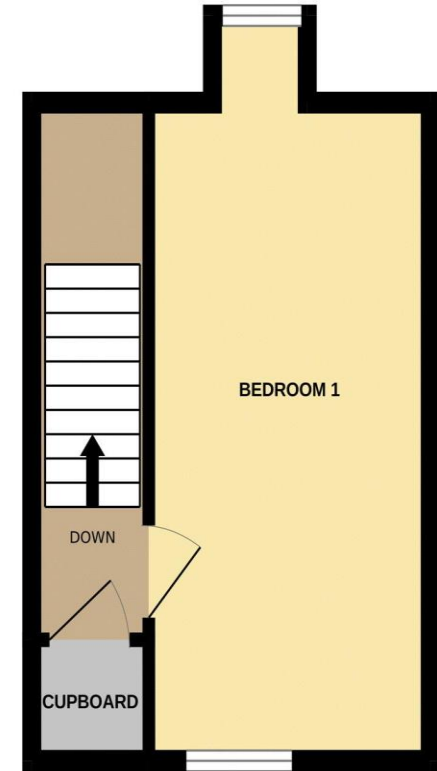
GROUND FLOOR
278 sq.ft. (25.8 sq.m.) approx.



1ST FLOOR
278 sq.ft. (25.8 sq.m.) approx.



2ND FLOOR
228 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.8 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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ENTRANCE CANOPY

Outside light, contemporary wood finish entrance door and glazed side panel.

ENRANCE HALL

Wood laminate flooring, double radiator, staircase to first floor, door to:

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

Comprehensively fitted with units having white door and drawer fronts with complementing slate effect work surface and upstand, 1 and a half stainless steel sink, mixer tap, 4 burner gas hob, glass splashback, extractor hood, oven beneath, space for washing machine and fridge freezer, cupboard housing Ideal gas fired boiler, peninsula breakfast bar, window to front, blind and wood laminate flooring.

LOUNGE 12' 3" x 11' 3" (3.73m x 3.43m)

2 x double radiators, wood laminate flooring, double casement doors overlooking rear garden, southern aspect.

CLOAKROOM

White suite, wash hand basin, mixer tap, low level wc, radiator, laminate flooring.

ON THE FIRST FLOOR

LANDING

Attractive ballustrade and staircase to 2nd floor.

BEDROOM 2 12' 5" x 7' 10" (3.78m x 2.39m)

Window to rear, southern aspect,

BEDROOM 3 12' 3" x 7' 9" mAX (3.73m x 2.36m)

2 windows to front, radiator.

BATHROOM

White contemporary suite, panelled bath, shower over, glass shower screen, pedestal wash basin, low level wc, tiled splash backs, vinyl flooring, radiator.

SECOND FLOOR

LANDING

Built in storage cupboard.

BEDROOM 1 17' 10" x 8' 9" (5.43m x 2.66m)

Double aspect windows, featuring a dorma and velux window, double radiator, raised storage area.

OUTSIDE

Front garden with attractive iron railing and plum slate, outside metres. Rear garden extends to 35ft, low maintenance with paved patio and pathway, raised decked area, artificial grass, fully fenced, southern aspect, gate and access to rear vehicular access to integral garage set in the adjacent coachhouse, 20 x 9'6, with up and over entry door. With parking in front.

Directions

From our Penenden Heath office, proceed in an easterly direction along Penenden Heath Road until you reach the roundabout junction with The Chiltern Hundred's Pub. Proceed straight across the roundabout onto Bearsted Road to the next roundabout and proceed straight across, passing Newenham Court on your left hand side. At the roundabout with Kim's Hospital, take the third turning onto New Cut Road. At the next roundabout, take the third turning into Whatman Drive and the property will be found on the right.



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