



3 Woodlands Close
Penenden Heath, Maidstone
ME14 2EX

Guide Price £450,000 to £475,000

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Description

Exceptional Semi-detached family house located in a highly desirable cul-de-sac with its own unique community spirit located in the heart of Penenden Heath. Beautifully presented and stylishly decorated 1950's semi-detached, extended at the rear arranged over 2 floors and extending to 1350 square feet. The accommodation comprises of large reception hall, cloakroom, playroom, large dining room and superb kitchen/family room. 4 good size bedrooms, spacious luxury family bathroom, 65' rear garden with sheds and rear access. 50' front garden with driveway for several vehicles.

Location

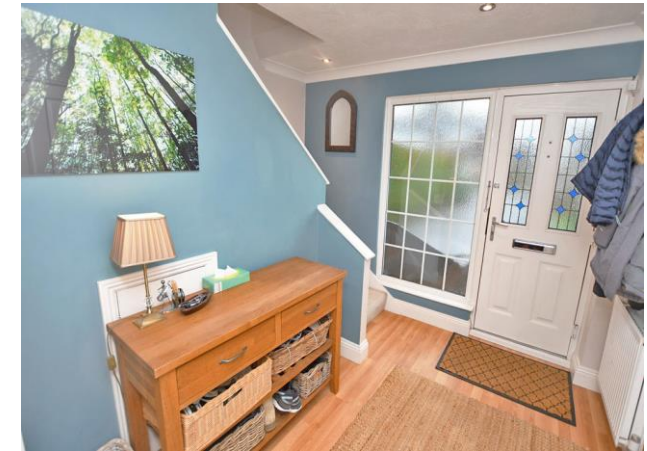
The Heath offers an excellent selection of local amenities including shops providing for everyday needs, recreational facilities on the Heath including tennis, bowls together with numerous countryside walks, a children's play area and pre-school. Educationally the area is well served with the local Sandling School being within a quarter of a mile, catering for infants and juniors. Maidstone town centre is some one mile distant and offers a more comprehensive selection of amenities including excellent 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. There is a wider selection of schools and colleges in and around the town centre.

Council Tax Band

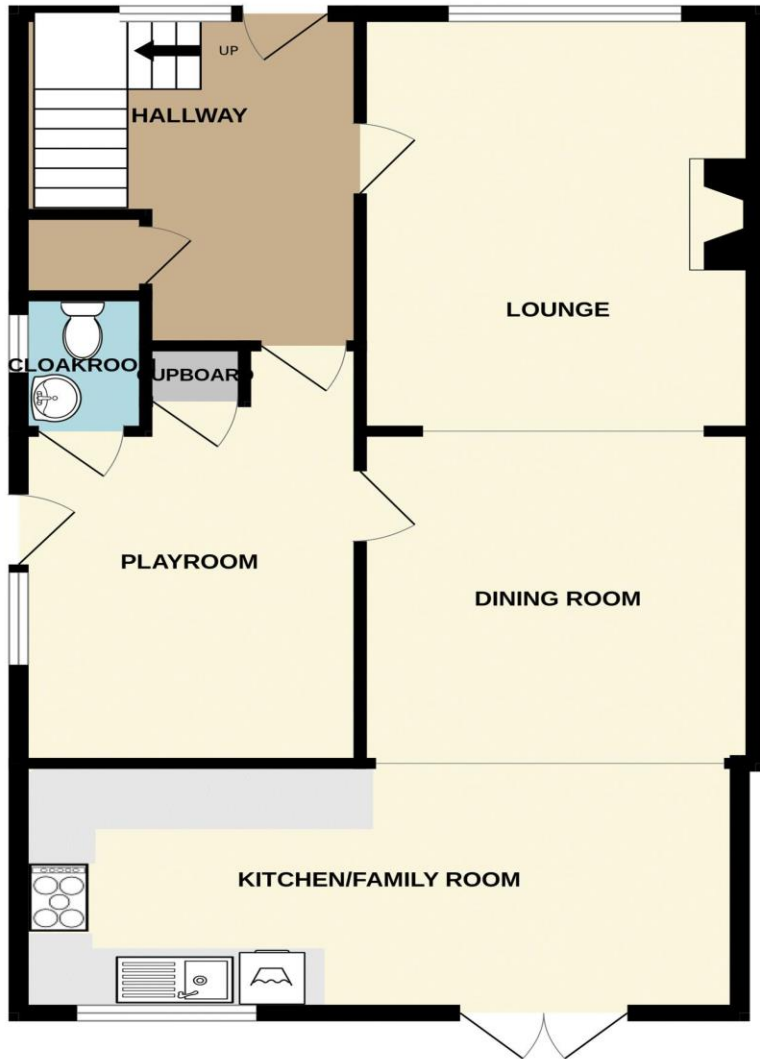
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VIEWINGS STRICTLY BY APPOINTMENT

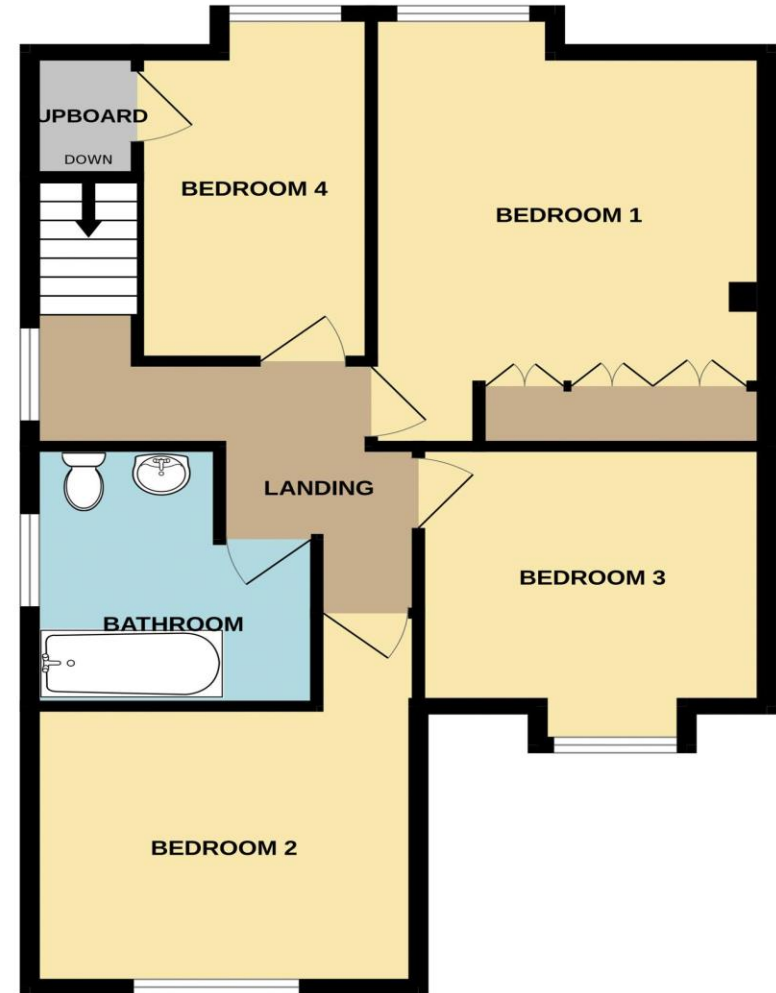
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1402 sq.ft. (130.3 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

Spacious Entrance Hall 10' 2" x 9' 5" (3.10m x 2.87m)

Half glazed entrance door with stain leaded lights, glazed side panel, double radiator, wood laminate flooring, staircase to first floor, understairs storage cupboard.

Lounge 13' 0" x 11' 9" (3.96m x 3.58m)

Attractive fire surround with fitted wood burning stove, raised hearth and mantel, continuous wood laminate flooring, picture window to front affording a southern aspect, double radiator, wide access to:

Dining Room 11' 9" x 10' 0" (3.58m x 3.05m)

Continuous wood laminate flooring, wide access to kitchen/family room.

Playroom 12' 4" x 10' 2" (3.76m x 3.10m)

Built-in storage cupboard, window and door to side, continuous wood laminate flooring, shelved recess, double radiator.

Cloakroom

White suite, low level W.C. wash hand basin, window to side.

Kitchen/Family Room 21' 3" x 8' 10" (6.47m x 2.69m)

Continuous wood laminate flooring, double radiator, double casement doors overlooking rear garden. KITCHEN AREA: Comprehensively fitted with units having grey door and drawer fronts with stainless steel fittings and complementing working surfaces, one and half bowl stainless steel sink unit, mixer tap,

Range seven burner Cooker with twin oven and grill, stainless extractor hood above, LED skirting lighting, Metro tiled splashbacks, integrated dishwasher, window overlooking rear garden.

On The First Floor

Landing

Window to side, eastern aspect, access to roof space.

Bedroom 1 13' 5" x 11' 9" (4.09m x 3.58m)

Window to front, delightful open outlook, southern aspect, double radiator, range of built-in wardrobe cupboards with mirrored doors.

Bedroom 2 10' 6" x 10' 2" (3.20m x 3.10m)

Window overlooking rear garden, double radiator.

Bedroom 3 11' 7" x 9' 8" (3.53m x 2.94m)

Window overlooking rear garden, double radiator.

Bedroom 4 9' 6" x 7' 2" (2.89m x 2.18m)

Built-in overstairs wardrobe cupboard, window to front, pleasant open outlook, southern aspect, double radiator.

Spacious family bathroom 9' 2" x 8' 2" (2.79m x 2.49m)

White contemporary suite, chromium plated fittings, integrated storage cupboards, panelled bath, mixer tap and shower over, glass shower screen, Aquaboard surround, wash hand basin, low level W.C. chromium plated heated towel rail, wood laminate flooring, window to side.

Outside

To the front of the property is an extensive tarmac driveway with parking for two to three vehicles, lawned area, hedging, Jasmine, extending to approximately 50ft with side pedestrian access. The rear garden is hedged and fenced and extends to 65ft with extensive paved patio area adjacent to house, shallow steps and a dwarf brick wall provide access to and retain the lawned area, two substantial garden sheds, rear access.

Directions

From our Penenden Heath office proceed in a Westerly direction into Sandling Lane, taking the second turning on the left into Woodland Way. Woodlands Close will be found the first turning on the right the property being a short distance along on the right. As indicated by our sign board.



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