



24 Becksbourne Close  
Penenden Heath, Maidstone  
ME14 2ED

Guide Price £415,000 - £425,000



**24**  
**Becksbourne Close**  
**Penenden Heath**  
**Maidstone**  
**ME14 2ED**



Description

Exceptionally spacious, delightfully presented town house. Offering highly adaptable accommodation arranged over 3 floors extending to just under 1500sq'. With potential to use the lower ground floor of the house as a separate self contained annexe or apartment with its own entrance with a gross monthly potential income of £600pcm. This light and airy family home has a very low energy rating of B where the consequent utility bills are minimal compared to similar sized properties. This is no doubt helped by the photo voltaic cells which generate electricity with a feed in tariff to the National grid located on the roof. Heated by gas central heating with UPVC double glazed windows. For those buyers looking for a home to accommodate a growing family, look no further. Occupying a quiet cul-de-sac position in Penenden Heath.

Location

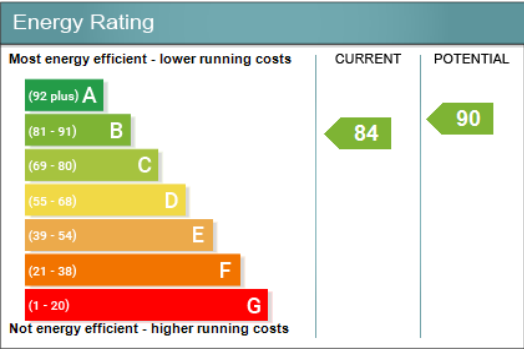
Situated in this pleasant cul-de-sac position in the popular Penenden Heath area. Conveniently located within a 1/4 of a mile of the heath with its excellent selection of shops which provide for everyday needs together with recreational facilities including tennis, bowls, childrens play area, numerous countryside walks and pre-school. Educationally the area is well served with the local Sandling school catering for infants and juniors being within a 1/2 of a mile. Maidstone town centre is some 1 1/2 miles distant and offers a more comprehensive selection of amenities including two museums, theatre, county library, multi-screen cinema, excellent shopping facilities at The Mall and Fremlins Walk and two railway stations connected to London. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to London and The Channel ports.

Council Tax Band

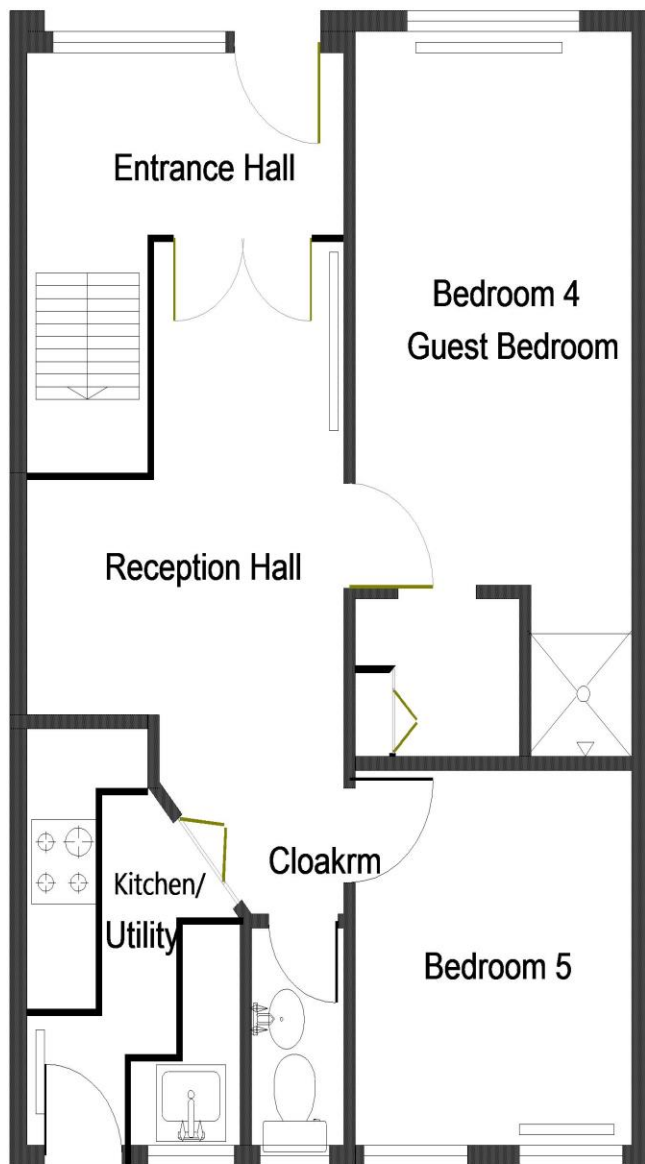
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VIEWINGS STRICTLY BY APPOINTMENT

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



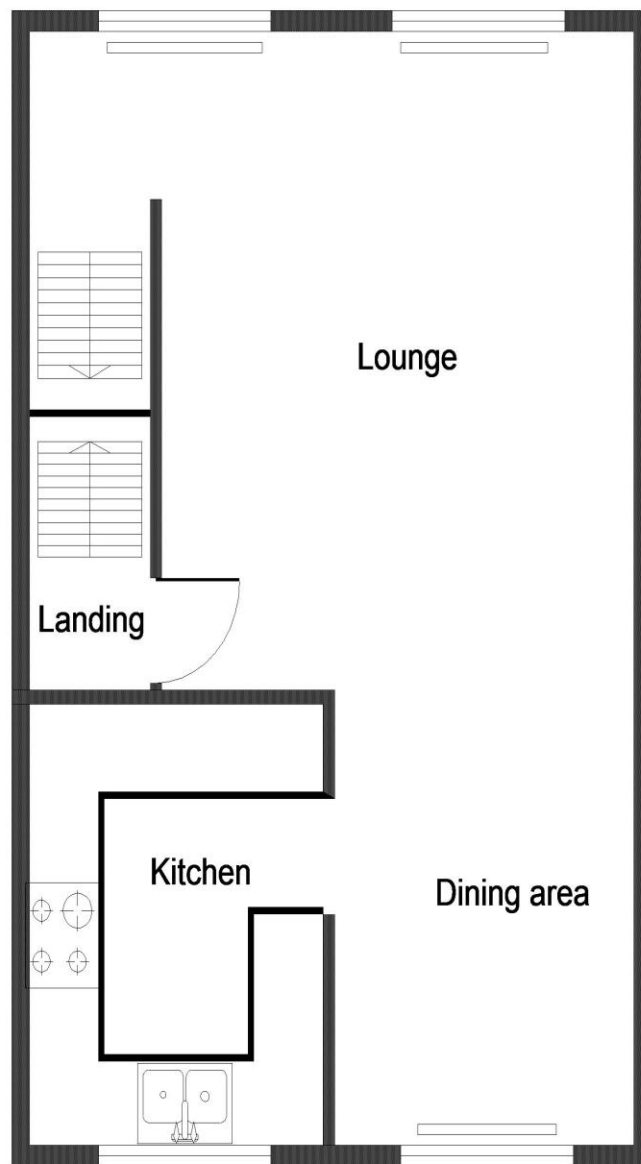




Ground Floor

The ground floor has potential to use as a self contained annex or apartment.

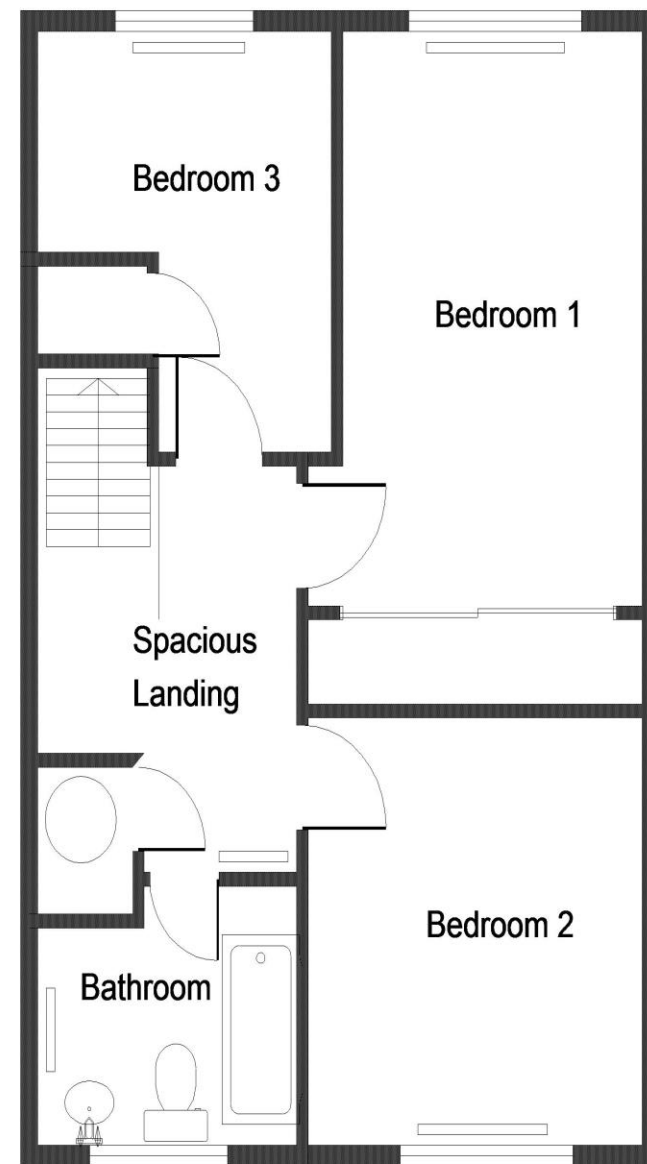
Approx £600 pcm



First Floor

Floor area 1473 sq' approx

N.B;Not to scale,for guidance.



Second Floor



## ON THE GROUND FLOOR

### ENTRANCE HALL

UPVC half glazed Georgian style entrance door with glazed side panel. Wood laminate flooring. Staircase to first floor. Double casement doors to:

**RECEPTION HALL** 15' 0" x 8' 10" (4.57m x 2.69m)

Radiator. Wood laminate flooring.

### CLOAKROOM

White contemporary suite with chromium plated fittings comprising:- Low level W.C. Hand basin. Natural stone splashback. Wood laminate flooring. Frosted window to rear.

**KITCHEN/UTILITY ROOM** 11' 9" x 7' 0" (3.58m x 2.13m)

Comprehensively fitted with units having white high gloss shaker style door and drawer fronts with stainless steel fittings and black granite effect working surfaces comprising:- Stainless steel bowl sink with mixer tap. Range of high and low level cupboards. Four burner electric hob with extractor hood above and low level oven. Plumbing for automatic washing machine. Space for refrigerator. Radiator. Bevelled edged tiled floor. Half glazed UPVC door and window overlooking rear garden. Newly fitted vinyl flooring.

**BEDROOM 5/STUDY** 9' 0" x 7' 7" (2.74m x 2.31m)

2 windows overlooking rear garden. Radiator. Newly fitted high quality wool carpet.

**GUEST BEDROOM** 17' 9" x 9' 0" (5.41m x 2.74m)

New En-Suite Shower with elegant frameless pivot door, Calacatta marble matt shower panels. Thermostatic bar diverter mixer shower and pull cord switched extractor fan. Radiator. Window to front with fitted wooden blind, western aspect. Built-in cupboard housing service meters and modern consumer unit installation of a new electric car charging point. Newly fitted high quality wool carpet.

### DRESSING ROOM

## ON THE FIRST FLOOR

### LANDING

Approached by staircase with an attractive contemporary pine and chrome balustrade and carpet. Glazed door to:

**L SHAPED LOUNGE/DINING ROOM** 18' 4" x 27' 0" (max) (5.58m x 8.22m)

Two large picture windows to front with fitted wooden blinds, western aspect. Two double radiators. Wood laminate flooring. DINING AREA: (11'7 x 9'6) Wood laminate flooring. Picture window to rear with eastern aspect and wooden fitted blind. Radiator.

**KITCHEN** 11' 3" x 8' 6" (3.43m x 2.59m)

Comprehensively fitted with units having white high gloss drawer and door fronts, shaker style with stainless steel fittings and complementing matchwood finish worktop. Beautifully set off by bevelled edged metro tiled splashbacks in black and white ceramic. One and half bowl stainless steel sink unit with mixer tap, cupboards under. Range of high and low level cupboards with working surfaces incorporating four burner gas hob. Eye level oven. Extractor hood. Integrated dishwasher. Plumbing for automatic washing machine. Space for American style fridge freezer. Breakfast bar. Window to rear with an eastern aspect. Newly fitted vinyl flooring.

## ON THE SECOND FLOOR

### SPACIOUS LANDING

Access to insulated and boarded roof space. Contemporary balustrade in pine and chrome, carpet. Built-in linen cupboard. Double radiator.

with space underneath for a large battery for easy

**BEDROOM 1** 15' 8" x 9' 8" (4.77m x 2.94m)

Picture window to front with fitted wooden blinds, western aspect. Radiator. Extensive range of mirrored built in wardrobes. Newly fitted high quality wool carpet.

**BEDROOM 2** 10' 3" x 9' 9" (3.12m x 2.97m)

Picture window to rear, affording an eastern aspect. Radiator. Newly fitted high quality wool carpet.

**BEDROOM 3** 10' 0" x 8' 6" (3.05m x 2.59m)

Picture window to front affording a western aspect. Fitted wooden blinds. radiator. Built-in overstairs storage cupboard. Newly fitted high quality wool carpet.

### BATHROOM

Contemporary suite with chromium plated fittings comprising:- Panelled bath with mixer tap. Separate shower unit over with thermostatic bar diverter mixer shower and glass shower screen. Pedestal wash hand basin with mixer tap. Low level W.C. Matchwood finish flooring. Bevelled edge metro tiling in black and white. Frosted window to rear. Chromium plated heated towel rail. Radiator. Double sockets for electric toothbrush and shaver.

### OUTSIDE

To the front of the property is a double width paved driveway with ample parking. Photovoltaic panels to the roof consisting of 6 panels to the front and 8 panels to the rear.

### GARDEN

To the rear the property extends to approximately 25ft. Fully fenced. Patio area adjacent to house. Raised lawn with shrubs and raised vegetable planters. Storage shed. Eastern aspect. Outside tap.

### Directions

From our Penenden Heath office proceed in a westerly direction into Sandling Lane, taking the second turning on the right into Becksbourne Close, take the first turning in the right and the property will be found at the end of the road.



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