



6 Farthings Cottages Grange Lane
Sandling, Maidstone
ME14 3DB
£200,000

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Grange Lane
Sandling
Maidstone
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Description

Great opportunity to purchase a Victorian end of terrace in need of improvement. Set in a semi-rural position within easy access of the motorway network. Offered at a realistic price with great scope and potential for an enthusiastic buyer. With a garage and driveway. The popular hamlet of Sandling is between Maidstone and the Medway conurbation. An ideal first time buy or investment with a potential rental income, following improvements, of £1250 per calendar month.

Location

Situated in this popular semi-rural location backing onto farmland with easy access up onto the North Downs and Pilgrims Way, there are distant views to the front over the North Downs and fields behind with horses. Sandling itself forms a popular hamlet on the northern outskirts of the town with Cobtree Manor Country Park, Pay and Play Golf Course and nature conservation centre, local shops are available at Penenden Heath and provide for everyday needs together with the local Sandling School, catering for infants and juniors. The County town is some 1 ½ miles distant and offers a comprehensive selection of amenities including two railway stations connected to London, theatre, museum, county library and multi-screen cinema. The M20/M2/M25 and M26 motorways are also close by and offer excellent vehicular access to both London, the Medway conurbation and the Channel Ports.

Council Tax Band

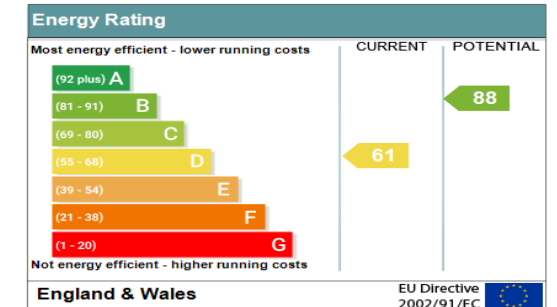
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VIEWINGS STRICTLY BY APPOINTMENT

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

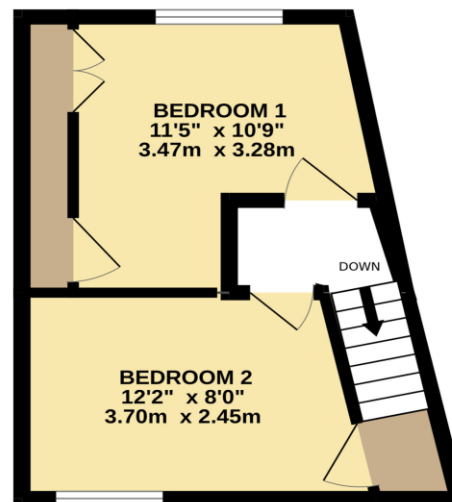
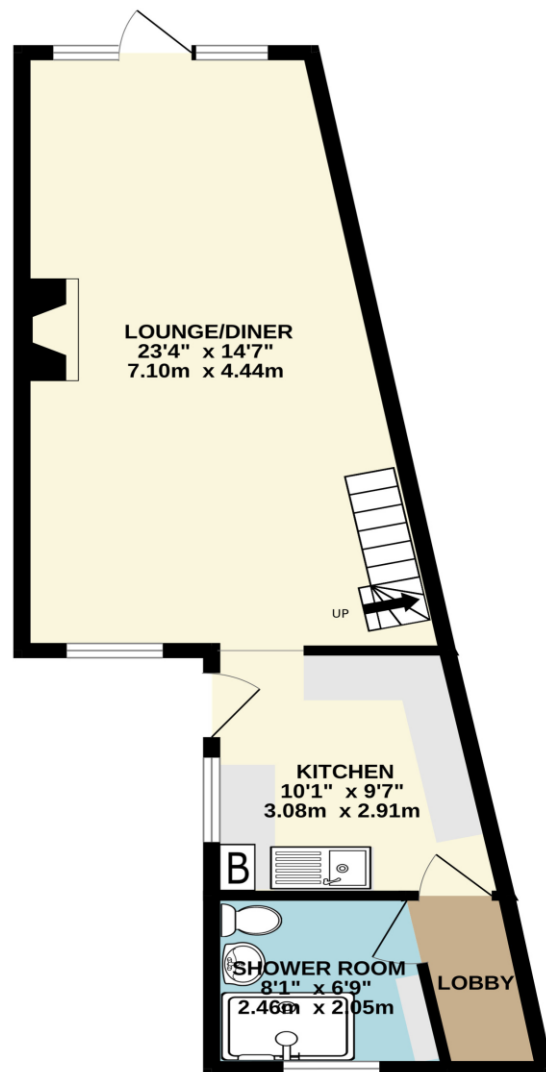


Address: 6 Farthings Cottages, Grange Lane, Sandling, MAIDSTONE,....
RRN:



GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.

1ST FLOOR
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.4 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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Lounge/Dining Room 23' 4" x 10' 4" (7.11m x 3.15m) widening to 14" 7"

Feature ragstone fireplace and chimney breast, 2 double radiators, air exchanger unit, display shelving, windows front and rear, pine panelling, open tread pine and oak staircase to first floor. Access to

Kitchen 10' 1" x 9' 7" (3.07m x 2.92m)

Fitted with units, double drainer stainless steel sink, wall mounted ideal gas fired boiler supplying central heating and domestic hot water throughout. Window to side, UPVC door to rear, tiled splashbacks.

Rear Lobby

With storage area.

Shower Room 8' 0" x 6' 8" (2.44m x 2.03m)

Shower room, well fitted with a white suite, twin shower cubicle, pedestal hand basin, low level WC, vinyl flooring, tiled splashbacks, double aspect windows.

First Floor Landing

Bedroom 1 15' 0" x 8' 0" (4.57m x 2.44m)

Window to rear, southern aspect, radiator, over stairs storage cupboard.

Bedroom 2 11' 4" x 10' 0" (3.45m x 3.05m)

Built in storage cupboards, radiator, window to front.

Outside

The rear garden extends to approximately 50 ft, with a concrete sectional garage approached by driveway providing additional parking. Timber garden shed, paved patio area adjacent to house, magnolia, jasmine and buddleia. Front garden is arranged as a concreted courtyard with steps.

Directions

From our Penenden Heath Office proceed in a westerly direction into Sandling Lane, passing through Penenden Heath just before the Harvester Public House turn right into Boarley Lane and the property will be found on the right hand side close to the Yew Tree Public House.



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