



5 Plaistow Square Vinters Park, Maidstone ME14 5RL £325,000 - £335,000

5 Plaistow Square Vinters Park Maidstone ME14 5RL









# Description

Popular and sought after family house featuring a beautifully landscaped south facing rear garden. There are distant views from the upper floor, occupying a cul-de-sac position on the Northern outskirts of the Vinters Park development. Vinters has an excellent selection of local amenities. Well decorated and nicely presented throughout. Gas central heating, double glazed windows, garage en bloc close by.

#### Location

Vinters Park is particularly sought after with it's good selection of local amenities including community centre and pre-school, local shopping parade. The adjacent Vinters Valley Nature Reserve with it's 9 acres and excellent educational facilities. With adjacent schools at Eastborough, Valley Park and Invicta Grammar School.

Maidstone town centre is within one mile and offers a 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. There is a wider selection of schools and colleges in and around the town centre for older children. 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**

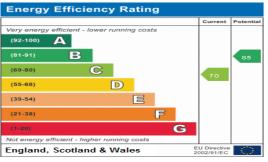
D

# VIEWINGS STRICTLY BY APPOINTMENT

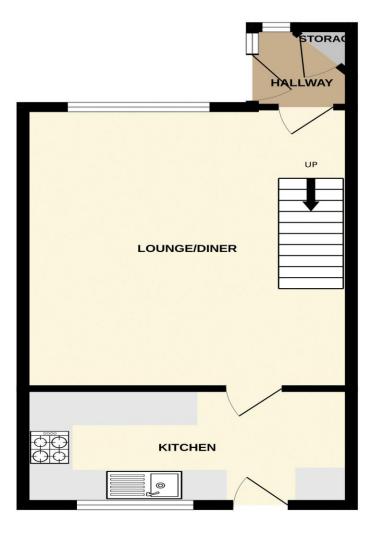
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



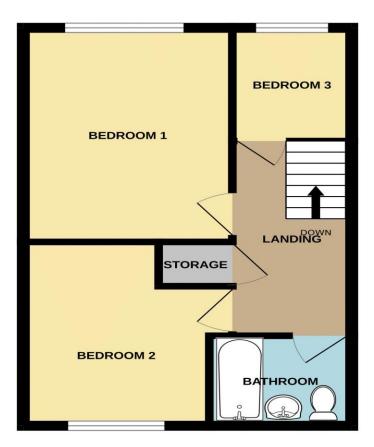




Reference: 5 31⊨√1y≭



1ST FLOOR 355 sq.ft. (33.0 sq.m.) approx.



# Ferris&Co



#### ON THE GROUND FLOOR

#### **ENTRANCE PORCH**

Glazed entrance door and side panel, UVPC frame. Low level meters cupboard, multi-pane glazed door to:

**LOUNGE / DINING ROOM** 17' 0" x 16' 0" (5.18m x 4.87m)

Continuous wood laminate flooring, window to front, two double radiators, deep under stairs storage cupboard with luvred door, staircase to first floor, multi-pane door to:

**KITCHEN / BREAKFAST ROOM** 16' 0" x 7' 3" (4.87m x 2.21m)

Fitted with floor and wall mounted units with marble effect working surfaces, stainless steel sink unit, mixer tap, vinyl flooring. Wall mounted gas fired boiler supplying central heating and hot water, space for washing machine, dishwasher, tumble dryer and fridge/freezer. Double gas cooker with 6 rings. Window and glazed door to rear garden, southern aspect.

### ON THE FIRST FLOOR

#### **LANDING**

Built-in cupboard housing water cylinder, slatted shelves above, access to roof space.

**BEDROOM 1** 12' 6" x 9' 4" (3.81m x 2.84m)

Window to front, radiator.

**BEDROOM 2** 12' 0" x 9' 2" (3.65m x 2.79m)

Window to rear, southern aspect, distant views, radiator.

**BEDROOM 3** 6' 10" x 6' 4" (2.08m x 1.93m)

Window to front, radiator.

#### **BATHROOM**

White suite, panelled bath, separate shower with shower screen, hand basin with mixer tap, low level WC, three quarter tiled walls, vinyl flooring, mosaic relief and border, window to rear, southern aspect, heated towel rail/radiator.

## **OUTSIDE**

To the front of the property is an Indian Sandstone path leading to front door. Garden laid half to pebbles and half bark, well stocked with shrubs. The rear garden extends to 45ft and is arranged on two levels with Indian sandstone patio area adjacent to house, ideal for outdoor entertaining. Enjoys a southern aspect with shallow steps and retained beds with timber sleepers, well stocked with shrubs. Further stoned area with brick paviour pathway, fully fenced, timber garden shed, rear pedestrian access. Garage en bloc close by with up and over entry door.

#### **Directions**

From our Penenden Heath Office proceed in an easterly direction into Penenden Heath Road, at the Chiltern Hundreds roundabout take the second exit into Sittingbourne Road, turning first left into Hampton Road, taking the fourth turning on the left into Farningham Close, first right into Garrington Close and Plaistow Square will be found a short distance along on the right.







sales@ferrisandco.net www.ferrisandco.net



