



7 Milton Grove, Penenden Heath, Maidstone, Kent, ME14 2FF
Offers in excess of £830,000

****FIVE BEDROOM DETACHED EXECUTIVE HOME**. **SOUGHT AFTER PENENDEN HEATH LOCATION**. **BESPOKE KITCHEN/DINING ROOM**. **EN-SUITE TO PRINCIPAL AND GUEST BEDROOMS**. **GOOD SIZED GARDEN**. **UNDER FLOOR GROUND FLOOR HEATING**. **CUL DE SAC SETTING**. **INTERNAL VIEWING HIGHLY RECOMMENDED**.**

Page & Wells are delighted to bring to the market this exceptionally spacious five bedroom detached family home located in this small select cul de sac setting in Penenden Heath. Constructed in 2016 by Clarendon Homes, this exceptionally spacious home offers a spacious lounge, study, utility room, cloakroom and a stunning kitchen/dining room on the ground floor. The first floor offers five bedrooms, two of which benefit from luxury en-suite facilities, together with a family bathroom. The property is located on a larger than average plot for a modern house which incorporates a driveway and garage. Milton Grove is located on the outskirts of Maidstone with convenient transport links from the M20 and Maidstone East railway station. The town centre itself is a short walk away. Internal viewing of this fine family home is highly recommended. EPC rating: A. Contact: PAGE & WELLS King Street office 01622 756703.



GROUND FLOOR:

Front entrance door to ...

Entrance Hall

Staircase to first floor. Built in storage cupboards.

Cloakroom

WC. Wash hand basin. Frosted double glazed window to side.

Lounge: 18'5 x 15'11 (5.61m x 4.85m)

Double glazed window to front. Double glazed doors opening to the garden.

Study: 11'1 x 9'8 (3.38m x 2.95m)

Double glazed window to front. Radiator.

Utility Room: 9'8 x 6'1 (2.95m x 1.85m)

Wall mounted boiler. Work surface with appliance recess beneath.

Bespoke Kitchen/Dining Room: 21'2 x 15'7 (6.45m x 4.75m)

Extensive range of quality fitted wall and base units with work surface over. Inset hob, built in oven. Built in dishwasher.

FIRST FLOOR:

Principal Bedroom: 14'8 x 11'3 (4.47m x 3.43m)

Double glazed window to front. Radiator. Built in wardrobes.

Luxury En-suite Shower Room

Tiled shower cubicle. WC. Wash hand basin. Double glazed window to front. Heated towel rail.

Bedroom 2: 15'9 x 11'6 (4.80m x 3.51m)

Double glazed window to rear. Radiator. Built in bedroom furniture.

Luxury En-suite Wet Room

Bedroom 3: 15'9 x 9'5 (4.80m x 2.87m)

Double glazed window to rear. Radiator.

Bedroom 4: 11'3 x 11'3 (3.43m x 3.43m)

Built in wardrobe. Double glazed window to front. Radiator.

Bedroom 5: 9'7 to wardrobes x 7' (2.92m to wardrobes x 2.13m)

Extensive range of fitted wardrobes. Double glazed window to rear. Radiator.

Family Bathroom

Large tiled shower cubicle. Bath. WC. Wash hand basin. Frosted double glazed window.

EXTERNALLY:

There is a driveway and a DETACHED GARAGE to the side. The property is situated on a larger than average plot for a modern house with an extensive lawn area.

AGENT'S NOTE:

Please note that the images provided were taken prior to occupation by the current tenants.

VIEWING:

Viewing strictly by arrangements with the Agent's Head Office:

52-54 King Street, Maidstone, Kent ME14 1DB
Tel. 01622 756703

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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