



St. Francis Close, Penenden Heath, Maidstone, , ME14 2FR

Guide Price £675,000 - £725,000



*** Guide Price: £675,000 - £725,000 *** The property is situated in a lovely setting within a quiet cul-de-sac in the heart of Penenden Heath. This most popular area lies on the northern outskirts of the county town. The immediate area has excellent schools and local amenities, including a small shopping parade. The county town itself having a wide range of shopping, educational and social facilities, together with two mainline stations. There is very easy access to both the M2 and M20 motorways from this property.

The house itself has attractive brick and tile hung elevations under a tiled roof and benefits from double glazing and gas fired central heating. The spacious accommodation is arranged on two floors. NO FORWARD CHAIN. Tenure: Freehold. EPC Rating: C. Council Tax Band: G.



ACCOMMODATION

Ground Floor:

Double glazed entrance door to ...

Entrance Porch

Tiled flooring. Further entrance door to ...

Reception Hall

Staircase to first floor. Understairs cupboard.

Cloakroom

Low level WC. Pedestal wash hand basin with tiled splash back. Extractor fan.

Study

Double glazed window to front elevation. Built-in cupboard.

Dining Room

Glazed panelled double doors from the reception hall. Double glazed window to rear elevation. Four wall lights.

Sitting Room

Well-proportioned principal room enjoying double aspect. Attractive central fireplace with fitted gas coal effect fire. Double glazed double doors opening to ...

Conservatory

Tiled flooring. Double glazed double doors opening through to the garden.

Kitchen

Excellent range of work surfaces with cupboards and drawers under. Built-in wine rack. Inset one and a half bowl sink unit with mixer tap. Indesit stainless steel oven and grill. 5-ring gas hob with extractor fan over. Integrated dishwasher and fridge/freezer. Breakfast bar. Tiled flooring. Double glazed window to rear elevation. Glazed panelled door to ...

Utility Room

Worktop with space under. Inset single drainer sink unit with mixer tap and cupboard under. Wall unit. Plumbing for washing machine. Tiled flooring. Double glazed door to side access.

First Floor:

Galliered Landing

Deep cupboard concealing Baxi gas fired boiler providing central heating and domestic hot water. Hot water tank. Access to roof space. Linen cupboard.

Bedroom One

Double glazed windows to front and side elevation. Built-in wardrobe cupboards.

• En-suite Shower Room

Low level WC. Pedestal wash hand basin. Shower cubicle with thermostatically controlled shower. Part tiled walls. Extractor fan. Double glazed window to side elevation.

Bedroom Two

Double glazed window to rear elevation. Built-in wardrobe cupboards. Shelved storage cupboard.

• En-suite Shower Room

Shower cubicle with thermostatically controlled shower. Low level WC. Pedestal wash hand basin. Shaver point. Part tiled walls. Extractor fan. Double glazed window to side elevation.

Bedroom Three

Double glazed window to rear elevation.

Bedroom Four

Double glazed window to rear elevation. Range of built-in cupboards.

Bedroom Five

Double glazed window to front elevation.

Family Bathroom

Corner panelled bath with mixer tap and shower attachment. Shower cubicle with thermostatically controlled shower. Low level WC. Pedestal wash hand basin. Part tiled walls. Chrome heated towel rail. Extractor fan. Double glazed window to side elevation.

EXTERNALLY

Extensive brick paviour driveway to the front of the house providing excellent parking and in turn giving access to ...

Integral Double Garage

Two separate up and over doors. Electric meter. Power and light. Personal door to house. Side gate to rear garden.

Rear Garden

The rear garden extends to approximately 36' in depth. Paved terrace. Pathway with retaining wall. Steps leading to an area of lawn. Further decked terracing.

VIEWING

Viewing strictly by arrangements with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB. Tel: 01622 756703.

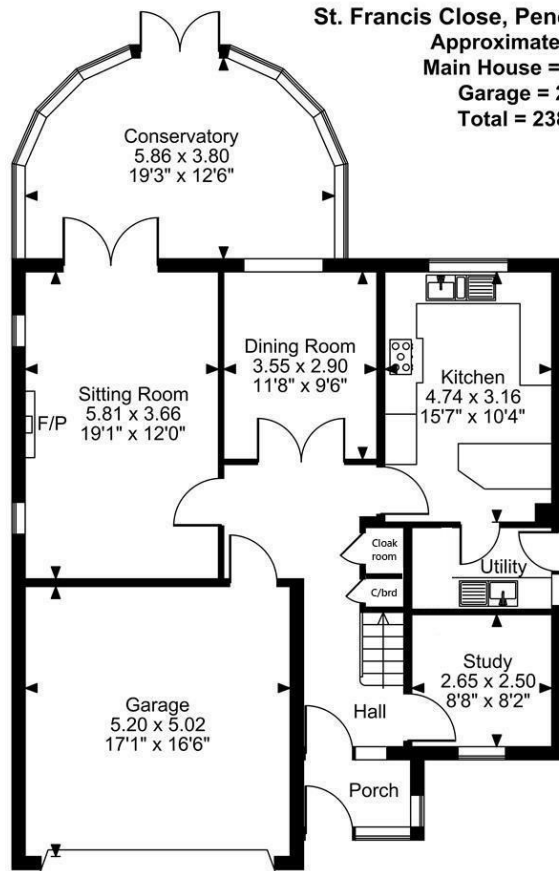
DIRECTIONS

Leave Maidstone on the A249 Sittingbourne Road. Proceed to The Chiltern Hundreds turning left into Penenden Heath Road and immediately left into Heathfield Road which will give access to St Francis Close.

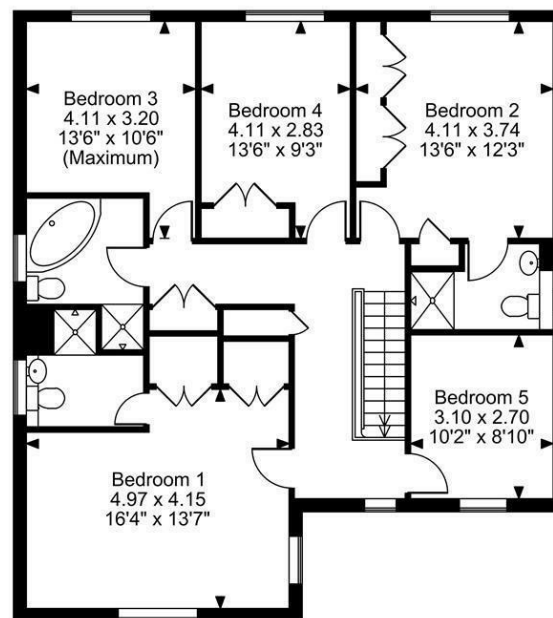
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(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 	

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Ground Floor



First Floor

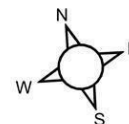
St. Francis Close, Penenden Heath, Maidstone, Ken

Approximate Gross Internal Area

Main House = 2109 Sq Ft/196 Sq M

Garage = 276 Sq Ft/26 Sq M

Total = 2385 Sq Ft/222 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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