



**£1,350 pcm**  
Holding deposit equivalent to 1 week's rent on application



**4 Chapel Cottages Upper Street**  
Maidstone, ME17 1SW

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

A beautiful Grade II listed period cottage. Bursting with character features refurbished to a high standard with a stunning kitchen with a full range of integrated appliances. Luxurious bathroom with separate shower and bath. Delightful rural outlook. Gas central heating. Radiators. 40ft rear garden with off road parking.

## ON THE GROUND FLOOR

### LOUNGE 13' 9" x 9' 6" (4.19m x 2.89m)

2 built in storage cupboards. Recessed fireplace. Window to front. Eastern aspect. Beamed ceiling. Double radiator. Panelling to dado height. Carpet.

### KITCHEN/DINING ROOM 19' 7" x 12' 9" (maximum) (5.96m x 3.88m)

Kitchen area New fitted kitchen with white door and drawer fronts with Escutcheon fittings. Complementing working surfaces and upstand. 4 burner electric hob, oven beneath, Enamel sink, stainless steel mixer. Integrated washing machine. Deep pan drawers. Wall mounted Worcester gas fired boiler supplying central heating and domestic hot water throughout. Wood laminate flooring. Recessed low voltage lighting. Dining Area Continuous wood laminate flooring, double radiator. Window overlooking rear garden. Door to garden. Stairs to first floor.

## ON THE FIRST FLOOR

### LANDING

Built in linen cupboard with lagged cylinder.

### BEDROOM 1 15' 2" x 9' 9" (4.62m x 2.97m)

Heavily beamed with exposed timber panelling. Imposing Georgian fireplace, double radiator. Window to front. Views over farmland.

### BEDROOM 2 13' 6" x 8' 2" (4.11m x 2.49m)

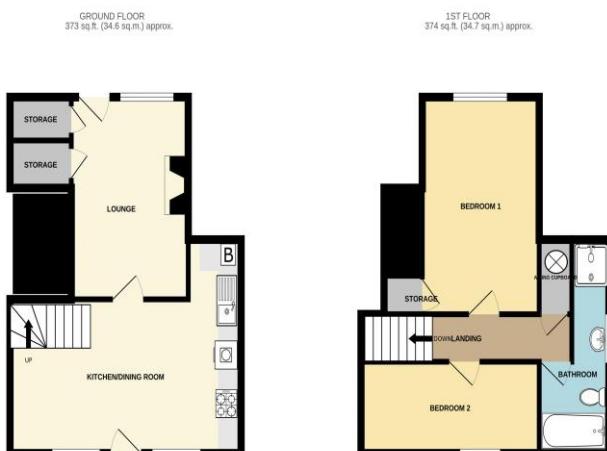
Window to rear. Views over farmland. Radiator.

## BATHROOM

Just fitted new white contemporary suite with aqua board splashback. Mosaic tile finish. Panelled bath with mixer tap. Separate twin shower. Wash hand basin, low level W.C. Wood laminate flooring. Chromium plated heated towel rail.

## OUTSIDE

40ft rear garden with off road parking.



TOTAL FLOOR AREA - 765 sq ft (0.03 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Prospective buyers are advised to make their own investigations.

## DIRECTIONS

From our Bearsted office proceed in an easterly direction into The Green, passing The Village Green on the right hand side, a continuation of which is Roundwell. At the junction with the Ashford Road turn left. Upon reaching the first roundabout take the second exit, at the second roundabout take the second exit, at the third roundabout take the second exit, follow signs to Leeds Village. Pass the main Leeds Castle entrance, continue pass the church and The George public house, continue up the hill. The property will be found on the right hand side towards the end of The Village as indicated by our signboard.

## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.