



**£1300 pcm**  
Holding deposit equivalent to 1 week's rent on application



**6 Astley Terrace**  
Maidstone, ME15 7BF

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

Delightfully presented mid terrace quiet yet convenient cul-de-sac a 1/4 of a mile from the town centre and mote park decorated to a high standard with a luxuriously appointed kitchen, bathroom and cloakroom, two double bedrooms, open plan living room with casement doors to patio, allocated parking.

Attractive recently constructed terraced house, occupying a well established and convenient residential position within 1/4 mile of the centre. Fitted to a high specification with a full range of integrated appliances, rear vehicular access and allocated parking space, adjacent to the rear garden. The property is well maintained and decorated and is arranged on two floors extending in all to just under 800 square feet. Entrance Canopy. Entrance Hall. Cloakroom. Well fitted Kitchen. Living Room. Staircase to first floor. Landing. Two double bedrooms. Luxury Bathroom. Gas fired central heating by radiators. UPVC framed double glazing. 32ft paved rear garden enjoying an eastern aspect with adjacent parking space.

## ON THE GROUND FLOOR

### ENTRANCE CANOPY

Half glazed entrance door. Outside light.

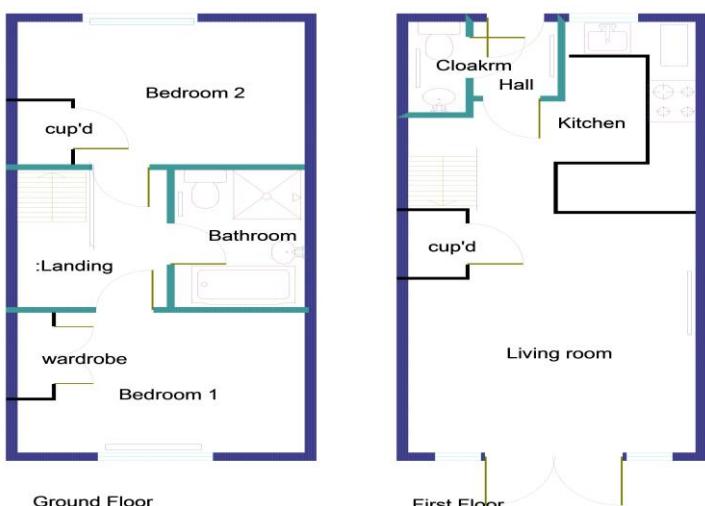
### ENTRANCE HALL

### CLOAKROOM

White suite with chromium plated fittings, Comprising; low level WC. Wash hand basin with mixer tap. Oak flooring. Tiled splashback. Radiator.

### OPEN PLAN LIVING ROOM 26' 4" x 12' 9" m (8.02m x 3.88m)

Oak laminate continuous flooring. Double radiator. Understairs storage cupboard. Staircase to first floor. Double casement door and windows overlooking patio.



Floor area 730 sq' approximately.  
N.B:Not to scale, for guidance only.

### KITCHEN 11' 3" x 6' 0" (3.43m x 1.83m)

Comprehensively fitted with units having high gloss door and drawer fronts with complementing walnut effect working surfaces and upstand. 1 1/2 bowl stainless steel sink unit with mixer tap, cupboards under. Range of high- and low-level cupboards with working surfaces. Four burner gas hob with stainless steel splashback, extractor hood above. Cupboard housing gas fired boiler supplying central heating and domestic hot water throughout. Recessed low voltage lighting. Window to front, southern aspect.

## ON THE FIRST FLOOR

### LANDING

### BEDROOM 1 12' 9" x 8' 2" (3.88m x 2.49m)

Double built-in wardrobe cupboard. Window to rear with distant views. Radiator.

### BEDROOM 2 12' 9" x 8' 6" (3.88m x 2.59m)

Built-in wardrobe cupboard. Window to front, southern aspect. Radiator.

### BATHROOM

White suite with chromium plated fittings comprising: Panelled bath with mixer tap and shower attachment. Separate shower with sliding doors. Pedestal wash hand basin. Low level WC. Oak flooring. Ceramic tiling. Shaver point. Radiator.

### OUTSIDE

To the front of the property is a lawned area. Well tended hedges. Central pathway. Allocated parking space, rear garden extends to approximately 30ft paved patio area adjacent to house decked terrace with trellis and honeysuckle. timber garden shed rear pedestrian access.

### REAR GARDEN

Extends to approximately 30ft. Paved patio area adjacent to house. Decked terrace with trellis and honeysuckle. Timber garden shed. Rear pedestrian access.



## DIRECTIONS

From our Penenden Heath Office proceed in a easterly direction into Penenden Heath Road, at the Chiltern Hundreds roundabout take the second exit into Sittingbourne Road, follow the one way system, passing Haynes the Ford Garage on the left hand side, taking the next turning on the right, before the railway bridge and just beyond the garage into Square Hill Road. At the roundabout turn right into Mote Road and Hastings Road will be found first turning on the left. take the next left into

# Energy performance certificate (EPC)

6 Astley Terrace  
Hastings Road  
MAIDSTONE  
ME15 7BF

Energy rating

**B**

Valid until 17 July 2022

Certificate number

8312-7233-0840-3028-4996

## Property type

Mid-terrace house

## Total floor area

83 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)