

Ferris&Co



Monthly Rental Of £1,985 pcm
Holding deposit equivalent to 1 week's rent on application



22 Fremlins Road
Maidstone, ME14 4HA

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

A well presented detached family house within 50 metres of open countryside with bridle paths providing access onto the North Downs. Extended accommodation arranged on two floors to just under 1300 square feet with gas fired central heating UPVC windows. The accommodation has been refurbished throughout in recent times, featuring a sunny lounge with large picture windows, separate dining room, utility area and cloakroom. To the first floor there are three bedrooms, stunning rear garden with paved and decked terraces.

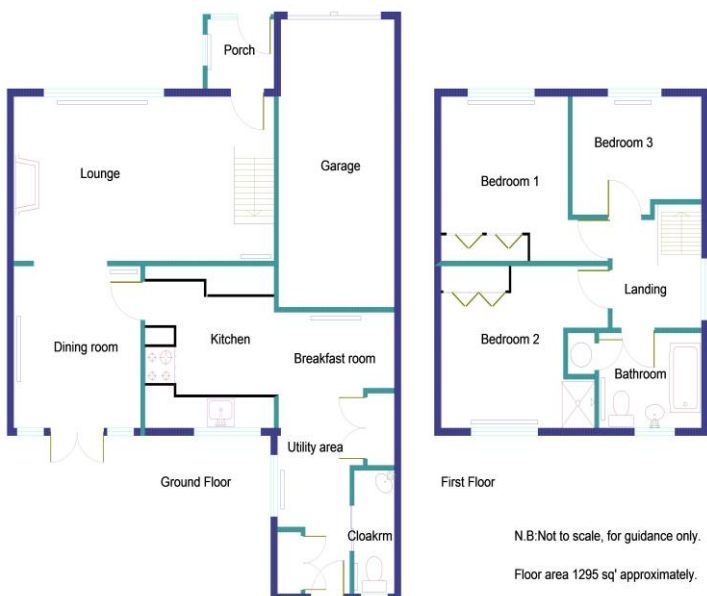
Uniquely located within a quarter of a mile of the village green with it's excellent selection of local amenities including the village green, shops, gastro pubs and restaurants together mainline railway station connected to London. Educationally the area is well served with the local Roseacre and Thurnham Schools catering for infants and juniors. There is a further selection of shops and medical centre on the Ashford Road and the village also boasts 26 acres of amenity land known as the Woodlands Trust for all to enjoy. There is also a wide variety of sporting clubs and facilities in the village including tennis, bowls, football, cricket golf clubs together with Brownies and guides, cubs and scouts. Maidstone town centre is some two and half miles distant and offers a wider selection of amenities including a selection of schools and colleges 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.

ON THE GROUND FLOOR

ENTRANCE HALL

With half glazed UPVC entrance door. Outside light. Port hole window.

LOUNGE 20' 0" x 10' 10" (6.09m x 3.30m)



Large picture window to front. Double radiator. Continuous wood laminate flooring. Staircase to first floor. Archway to;

DINING ROOM 10' 0" x 9' 7" (3.05m x 2.92m)

Double radiator. Double glazed sliding patio doors to garden.

KITCHEN 9' 8" x 9' 8" (2.94m x 2.94m)

Opening into breakfast room. High gloss door and drawer fronts with stainless steel fittings. Complementing woodblock effect working surfaces. Twin bowl sink and mixer tap, cupboards under. Four burner ceramic hob, extractor hood, eye level oven and grill. Integrated dishwasher. Picture window over rear garden. Tiled splashbacks. Continuous wood laminate flooring.

BREAKFAST ROOM/UTILITY ROOM 19' 1" x 7' 5" (5.81m x 2.26m)

Radiator. Two double built-in storage cupboards, one with plumbing for automatic washing machine window and door to garden.

CLOAKROOM

Low level WC. Corner hand basin. Radiator.

ON THE FIRST FLOOR

LANDING

Window to side. Radiator. Access to roof space.

BEDROOM 1 11' 3" x 10' 0" (3.43m x 3.05m)

Picture window to front with a pleasant open outlook. Range of wardrobe cupboards.

BEDROOM 2 13' 0" (Max) x 9' 10" (3.96m x 2.99m)

Range of wardrobe cupboards. EN-SUITE SHOWER: Radiator. Picture window to rear.



DIRECTIONS

From our Bearsted Office proceed in a easterly direction into the Green, passing the village green on the right hand side is the Oak. Continue along for approximately one hundred metres, turning left into Mallings Drive. Take the first turning on the left into Fremfins Road and the property will be found immediately on the right hand side, as indicated by our sign board.

Energy Performance Certificate



22, Fremlins Road, Bearsted, MAIDSTONE, ME14 4HA

Dwelling type: Detached house
Date of assessment: 06 August 2020
Date of certificate: 06 August 2020

Reference number: 8801-9367-0122-5707-6803
Type of assessment: RdSAP, existing dwelling
Total floor area: 91 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,379
Over 3 years you could save	£ 417

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 213 over 3 years	
Heating	£ 1,800 over 3 years	£ 1,509 over 3 years	
Hot Water	£ 366 over 3 years	£ 240 over 3 years	
Totals	£ 2,379	£ 1,962	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>Current</p> <p>67</p>	<p>Potential</p> <p>83</p> <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 114
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 183
3 Solar water heating	£4,000 - £6,000	£ 123

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.