

Ferris & Co



£1350 pcm

Holding deposit equivalent to 1 week's rent on application



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Maidstone, ME15 8UU

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Delightfully located end of terrace, set amidst a corner plot, adjacent to woodland on the edge of this sought after development. The accommodation has been much improved with a well fitted kitchen and bathroom and a most useful conservatory. Additionally there is ample parking with space for two vehicles. *****Available mid April 2026*****

The Downswood development is particularly popular adjoining open countryside in the Parish of Otham. The estate features shops which provide for everyday needs, community centre, medical centre, pre-school and the adjacent Len Valley Nature Reserve, which in turn provides access to the Mote Park with it's 450 acres, boating lake, leisure centre and municipal swimming pool. The nearby village of Bearsted has a wider selection of local amenities including infant and junior school, further shop and a mainline railway station connected to London. Maidstone the County town is some three miles distant and offers a more comprehensive selection of amenities including two museums, theatre, County library, multi-screen cinema and two further railway stations connected to London. There is a wider selection of schools and colleges for older children in and around the town centre. 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 PORCH

UPVC Half glazed entrance door. Window to front. Half glazed wooden door to Lounge

LOUNGE 15' 8" x 11' 9" (4.77m x 3.58m)

Window to front. Radiator. Built in cupboard with modern consumer unit and service meters. Laminate flooring. Wooden staircase to first floor with matching wooden balustrade.

KITCHEN 11' 9" x 8' 9" (3.58m x 2.66m)

Fitted kitchen with oak door and drawer fronts, glass display cabinets and recess for microwave. Slate effect working surfaces. Stainless steel 1 & 1/2 bowl sink with cupboards under. Gas oven with four burner hob, stainless steel extractor and stainless steel splash back. Plumbing for washing machine, space for fridge freezer, radiator, window to rear. Laminate flooring. Half glazed UPVC door to Conservatory

CONSERVATORY 9' 6" x 8' 0" (2.89m x 2.44m)

UPVC double glazed with polycarbonate roofing and sliding door to garden. Laminate flooring and radiator.

ON THE FIRST FLOOR

LANDING

Access to roof space. Laminate flooring.

BEDROOM 1 9' 9" x 8' 10" (2.97m x 2.69m)

Window to rear. Radiator. Built in double wardrobe cupboards with drawers.

BEDROOM 2 11' 9" x 7' 4" (3.58m x 2.23m)

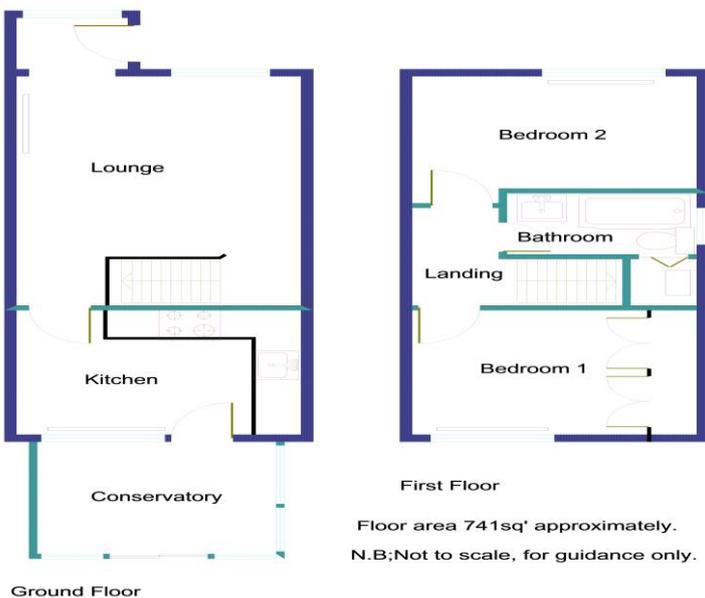
Window to front. Radiator. Oak laminate flooring.

BATHROOM

White bath with mixer tap and hand shower, curtain and rail. Low level W.C, vanity unit with table top sink and mixer tap, chromium plated heated towel rail. Ceramic tiled floor. Window to side. Built in cupboard housing Alpha gas fired combination boiler. Walls fully tiled in travertine with mosaic border.

OUTSIDE

To the front is a driveway with parking for two vehicles. Lawn & path. The rear garden is tiered with numerous shrubs, fully fenced boundaries, crazy paved patio adjacent to the house. to the side there is a further are of garden with patio, timber shed and gate to driveway.



DIRECTIONS

From our Bearsted office proceed in a southerly direction into Yeoman Lane, at the junction with the Ashford Road turn right taking the second turning on the left into Spot Lane, continue for some distance continuing on into Mallard Way, at the roundabout take the second exit into Deringwood Drive and Gorham Drive will be found first turning on the left the property being at the end of the cul de sac as indicated by our sign board.

Energy Performance Certificate



62, Gorham Drive, Downswood, MAIDSTONE, ME15 8UU

Dwelling type: Semi-detached house

Date of assessment: 24 July 2013

Date of certificate: 24 July 2013

Reference number: 8427-7523-1350-9124-5922

Type of assessment: RdSAP, existing dwelling

Total floor area: 54 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

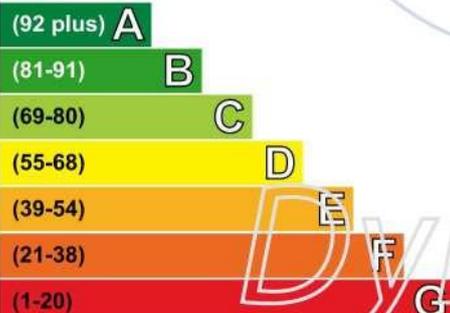
Estimated energy costs of dwelling for 3 years:	£ 1,842
Over 3 years you could save	£ 591

Estimated energy costs of this home			Potential future savings
	Current costs	Potential costs	
Lighting	£ 204 over 3 years	£ 102 over 3 years	
Heating	£ 1,110 over 3 years	£ 960 over 3 years	
Hot Water	£ 528 over 3 years	£ 189 over 3 years	
Totals	£ 1,842	£ 1,251	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
64	89

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 96
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 36
3 Low energy lighting for all fixed outlets	£30	£ 87

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.