

# Ferris&Co



**Monthly Rental Of £1,100.00 pcm**  
Holding deposit equivalent to 1 week's rent on application



**14 Wordsworth Road**  
Maidstone, ME14 2HH

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

DESCRIPTION

Well established ground floor purpose built 1930's maisonette with its own drive and parking for 2 vehicles, gardens front and rear. The accommodation is arranged on one floor just redecorated with new carpets and well fitted kitchen and bathroom. Gas central heating by radiators and UVPC double glazed windows. New internal doors.

Located in this sought after, quiet and well-established residential position in the heart of Penenden Heath, which forms an attractive northern suburb of the County town. There are local shops which provide for everyday needs together with recreational facilities on the Heath itself, which include tennis, bowls, together with numerous countryside walks, pre-school, and children's play area. Educationally the area is well served with the local Sandling School being highly regarded within 1/4-mile catering for infant and juniors. Maidstone town centre is regularly accessed by bus services and is approximately one mile distant, offering excellent shopping facilities at the Mall and Fremlins Walk, two museums, theatre, County library, multi-screen cinema and two 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

ENTRANCE HALL

Cupboard recess.

LOUNGE 15' 5" x 10' 8" (4.70m x 3.25m)

Fitted timber surround, raised hearth fireplace with fitted electric fire. Radiator. Bay window to front enjoying southern aspect.

KITCHEN 8' 7" x 7' 3" (2.61m x 2.21m)

Fitted shaker kitchen complementing cream units and woodblock work surfaces. Stainless steel sink with mixer tap. range of high and low level cupboards with working surfaces. 4 burner gas cooker with oven and grill. Worcester wall mounted gas fired combination boiler. Plumbing for automatic washing machine. Metro tiling. Vinyl flooring. Window overlooking rear garden.

BEDROOM 1 10' 5" x 10' 10" (3.17m x 3.30m)

Picture window overlooking rear garden. Radiator fitted.

BEDROOM 2 8' 0" x 9' 9" (2.44m x 2.97m)

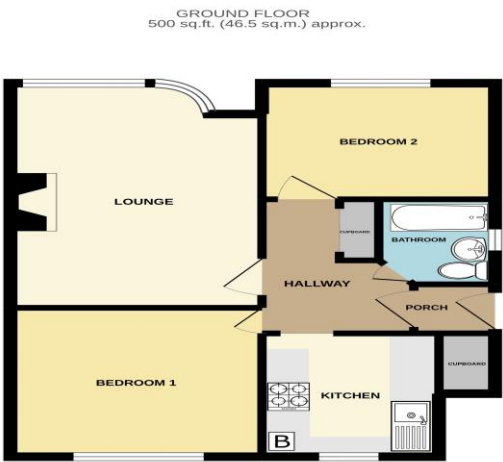
Window to the front - southern aspect to front garden. Radiator.

BATHROOM 5' 0" x 6' 0" (1.52m x 1.83m)

Recently fitted white contemporary suite with chromium plated fittings. Panel bath with mixer tap with shower attachment. Curtain and rail. Pedestal wash hand basin with mixer tap. Low level close coupled WC. Vinyl flooring. White metro tiling. Radiator.

OUTSIDE

Fence to front garden with on street parking. Shared driveway to side, leading to parking for 1-2 vehicles. Fully fenced rear garden extending 23ft.



DIRECTIONS

From our Penenden Heath Office proceed in a southerly direction into Boxley Road, taking the first turning on the right into Wordsworth Road and the property will be found a short distance along on the left-hand side as indicated by our sign board.

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

