



**Monthly Rental Of £1,050 pcm**  
**Holding deposit equivalent to 1 week's rent on application**



**3 Burleigh Villas The Street**  
Detling, ME14 3JT

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

Delightful first floor maisonette, well presented and newly decorated located in the centre of this sought after village located on the base of the The North Downs within 100 meters of The Pilgrims Way. The maisonette forms the upper half of this attractive conversion from a Victorian Villa with allocated parking space and an area garden. The property also benefits from gas fired central heating by radiators and UPVC double glazing.

Situated in this sought after village, with it's local pre school, community centre and public house with restaurant. The Pilgrims Way is within 100 metres with the village being conveniently located, just off the Sittingbourne Road A229. The County town is some two miles distant and offers a more comprehensive selection of amenities. Bearsted main line railway station is approximately one mile distant and connected to London on the Victoria Line. 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

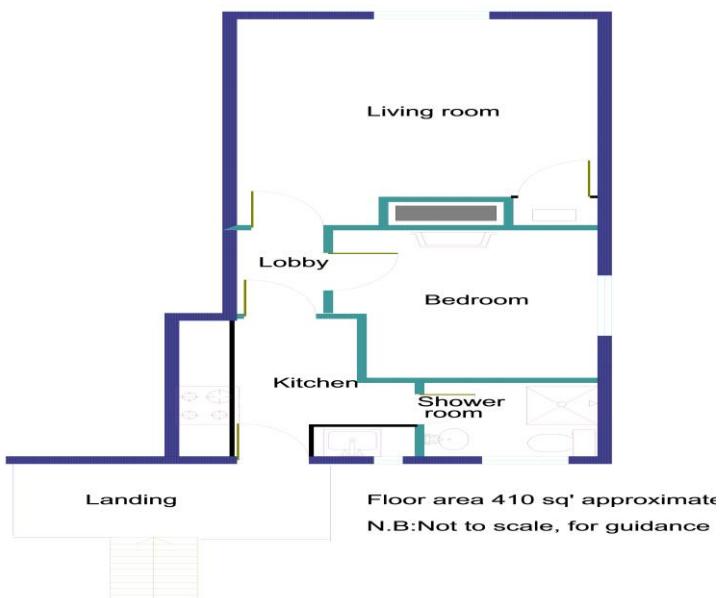
### EXTERNAL STEEL FRAME STAIRCASE

Leading to first floor. Half glazed entrance door. Outside light.

### LANDING

### KITCHEN 8' 10" x 8' 0" (MAX) (2.69m x 2.44m)

Comprehensively fitted with units having beechwood effect door and drawer fronts with contemporary style stainless steel fittings and complementing granite effect working surfaces comprising:- Inset stainless steel sink unit with mixer tap, cupboard under. Range of high and low level cupboards with working surfaces incorporating Moffat four burner electric hob with contemporary style stainless steel



extractor hood and canopy above and Moffat fan assisted oven beneath. Built-in Zannusi washer dryer and LEC refrigerator with freezer box. Radiator. Beechwood laminate flooring. Mosaic tiled splashback. Contemporary style stainless steel effect spot light. UPVC window to rear. Half-glazed door to:-

### INNER HALLWAY

With smoke alarm. Radiator. Access to insulated roof space.

### LOUNGE 14' 0" x 13' 1" (4.26m x 3.98m)

Large UPVC window to front affording a western aspect. Beechwood laminate flooring. Picture rail. Built-in cupboard, housing Baxi wall mounted gas fired combination boiler supplying central heating and domestic water throughout. Double radiator with thermostatic valve. T.V. aerial point. Telephone point. Stainless steel and glass light fitting.

### BEDROOM 9' 3"(MAX) x 9' 9" (2.82m x 2.97m)

Beechwood laminate flooring. Radiator with thermostatic valve. Metal effect blind to side. UPVC double glazed window. Stainless steel light fitting.

### SHOWER ROOM

New white contemporary suite with chromium plated fittings comprising:- Raised corner shower tray with Mira mixer tap, fully tiled cubicle with glazed sliding doors. Pedestal wash hand basin. Low level W.C. Glass shelf and mirror. Radiator. Beechwood laminate flooring. Towel rail and toilet roll holder. UPVC double glazed window to rear affording a eastern aspect. Extractor fan. Glass and stainless steel light fittings.

### OUTSIDE

Gravel parking area with space for one vehicle

### GARDEN

Small garden to the rear.



## DIRECTIONS

From our Bearsted Office proceed in a westerly direction into Ware Street, passing the railway station on the right hand side, taking the next turning on the right into Hockers Lane, follow the road for some distance passing over the motorway, at the end of the road turn right into The Street and Burleigh Villas will be found just before the Village shop on the right hand side.

# Energy performance certificate (EPC)

Flat 3 Burleigh Villas  
The Street  
Detling  
MAIDSTONE  
ME14 3JT

Energy rating

**D**

Valid until:

**5 January 2030**

Certificate number: **0368-0067-6249-7110-2260**

Property type **Top-floor maisonette**

Total floor area **36 square metres**

## Rules on letting this property

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

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 rating and score

This property's energy rating is D. It has the potential to be C.

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

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

