

Ferris&Co



Monthly Rental Of £2,375.00 pcm
Holding deposit equivalent to 1 week's rent on application



Stapleton House Thurnham Lane
Maidstone, ME14 4PL

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Superb opportunity to let this semi-detached family house. The exceptionally spacious accommodation is arranged on three floors and extends in all to in excess of 2000 square feet. The accommodation incorporates the current building regulation which features a high level of insulation, gas fired underfloor heating to the ground floor and radiators to the first and second floors. Highly efficient double glazed windows. Wood burning stove to the lounge with low running costs anticipated. There is a beautifully fitted kitchen with a full range of integrated appliances. Luxuriously appointed family bathroom and en-suites to the principal and second bedrooms in addition to the downstairs cloakroom. There are low maintenance gardens to the front and rear with ample parking for several vehicles.

Located in this idyllic rural setting within walking distance of The Village Green and mainline railways station connected to London on The Victoria Line. Set within the catchment area of Roseacre and Thurnham schools and enjoying stunning views from the rear over adjacent farmland and The North Downs beyond. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports. The M20 and M2 being a five minute drive giving direct link to Ashford International and Ebbsfleet stations.

ON THE GROUND FLOOR

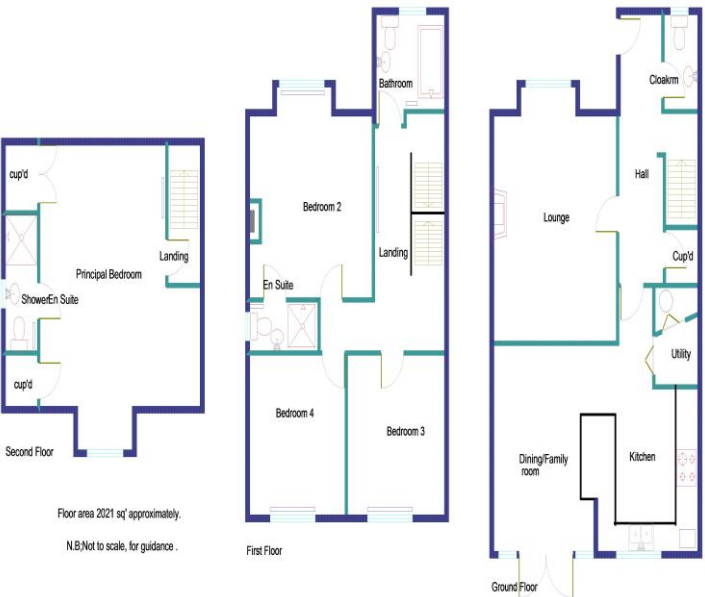
ENTRANCE HALL 19' 0" x 5' 0" (5.79m x 1.52m)

Staircase to first floor with timber balustrade, understairs storage cupboards

CLOAKROOM

White suite, low level WC, vanity unit with mixer tap, ceramic tiled floor

LOUNGE 19' 0" x 14' 2" (5.79m x 4.31m)



Bay window to front affording a western aspect, fireplace with fitted wood burning stove, ceramic tiled floor

OPEN PLAN KITCHEN/BREAKFAST ROOM 20' 7" x 15' 5" (6.27m x 4.70m)

KITCHEN AREA: Comprehensively fitted with a contemporary range of white door and drawer fronts with oak effect worktops incorporating; melamine sink with mixer tap and hose attachment, AEG four burner induction hob with extractor hood above, AEG double oven and grill, integrated Kenwood under counter fridge, integrated BOSCH dishwasher. Cupboard concealing gas fired combination boiler supplying central heating and domestic hot water throughout. Peninsular dividing breakfast bar, window overlooking rear garden with an eastern aspect. DINING AREA: featuring double casement doors and windows to rear overlooking rear garden with eastern aspect, ceramic tiled flooring throughout.

UTILITY ROOM

With plumbing for automatic washing machine, space for additional fridge/freezer. Heating manifold providing underfloor heating to the ground floor.

ON THE FIRST FLOOR

SPACIOUS LANDING 16' 1" x 14' 0" (4.90m x 4.26m)

Radiator, staircase to second floor landing, grey carpet

BEDROOM 2 14' 2" x 14' 2" (4.31m x 4.31m)

Bay window to front affording a western aspect, pleasant outlook over adjacent woodland, radiator, grey carpet

EN-SUITE SHOWER ROOM

OFF OF BEDROOM 2: Twin shower cubicle, pedestal wash hand basin with mixer tap, tiled splashbacks, low level WC, chrome heated towel rail, ceramic tiled floor



DIRECTIONS

From our Bearsted office proceed in a northerly direction along Thurnham lane passing under the railway bridge and the property will be found after approximately a 1/4 of a mile on the right hand side as indicated by our signboard.

Energy Performance Certificate



Stapleton House, Thurnham Lane, Bearsted, MAIDSTONE, ME14 4PL

Dwelling type:	Semi-detached house	Reference number:	8751-7138-6530-0694-2992
Date of assessment:	14 August 2019	Type of assessment:	SAP, new dwelling
Date of certificate:	14 August 2019	Total floor area:	169 m ²

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:	£ 1,638
Over 3 years you could save	£ 138

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 309 over 3 years	
Heating	£ 1,008 over 3 years	£ 1,017 over 3 years	
Hot Water	£ 321 over 3 years	£ 174 over 3 years	
Totals	£ 1,638	£ 1,500	

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>85</p>	<p>Potential</p> <p>93</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>

Actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 138
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,008