



**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

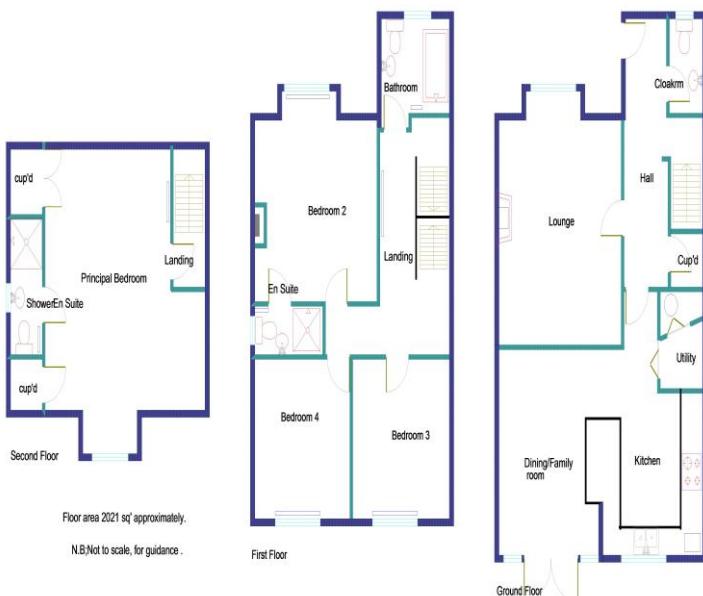
### ENTRANCE HALL 19' 0" x 5' 0" (5.79m x 1.52m)

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)



**MONEY LAUNDERING REGULATIONS 2003**  
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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.



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

Dwelling type: Semi-detached house  
 Date of assessment: 14 August 2019  
 Date of certificate: 14 August 2019

Reference number: 8751-7138-6530-0694-2992  
 Type of assessment: SAP, new dwelling  
 Total floor area: 169 m<sup>2</sup>

## 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
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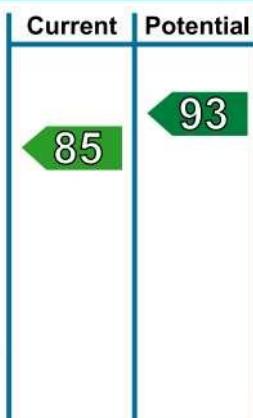
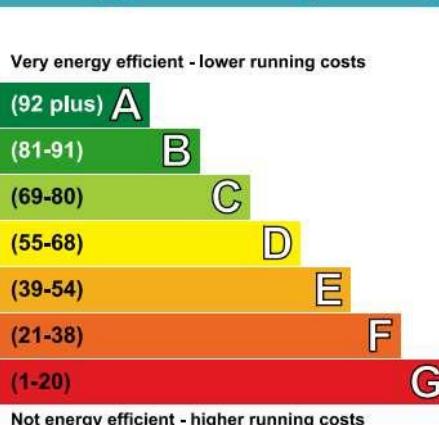
Over 3 years you could save	£ 138
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## Estimated energy costs of this home

	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	
<b>Totals</b>	<b>£ 1,638</b>	<b>£ 1,500</b>	 <b>You could save £ 138 over 3 years</b>

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



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.

## 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