

Ferris&Co



Monthly Rental Of £1,450.00 pcm
Holding deposit equivalent to 1 week's rent on application



29 Ravensdane Close
Maidstone, ME15 8XL

TEL: 01622 737800
Email:
lettings@ferrisandco.net
www.ferrisandco.net

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Delightful opportunity to let this well decorated and much improved semi-detached house, enjoying far reaching views with a drive and garage to the side and a compact easy to maintain rear garden. Internally the property has undergone complete redecoration with a luxuriously appointed bathroom.

The Downswood development is particularly sought after and has a good selection of local amenities including shops providing for everyday needs, a Community and Medical Centre. The adjacent Len Valley Nature Reserve, which in turn provides access to 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 and a mainline railway station connected to London on the Victoria Line. Maidstone town centre is some two and quarter miles distant and offers a more comprehensive selection of amenities. Educationally the area is well served with the local Madginford School catering for infants and juniors. There is gas fired central heating and UPVC replacement double glazed windows. Arranged on two floors extending in all to just under 800 square feet.

ENTRANCE HALL

Low level meters cupboard. Archway to :-

LIVING ROOM 14' 10" x 13' 6" (4.52m x 4.11m)

Window to front affording a western aspect. Double radiator. Staircase to first floor with timber balustrade and newel post. Wide access to :-

DINING ROOM 10' 6" x 7' 2" (3.20m x 2.18m)

Double radiator. Double glazed sliding patio doors overlooking rear garden with distant views over the North Downs. Double folding doors to :-

KITCHEN 10' 5" x 6' 7" (3.17m x 2.01m)

Well fitted with units comprising :- Stainless steel sink unit, cupboards under. Range of high and low level cupboards with working surfaces. Four burner gas hob with extractor hood above and oven beneath. Fitted washing machine. Slimline dishwasher. Window to rear, distant views. Fitted roller blind, eastern aspect. Tiled splashback. Wood laminate flooring.

ON THE FIRST FLOOR

LANDING

Access to roof space. Built-in linen cupboard with lagged copper cylinder and gas fired boiler supplying central heating and domestic hot water throughout.

LUXURIOUSLY APPOINTED BATHROOM

White suite with chromium plated fittings comprising :- Panelled bath with separate shower over. Wash hand basin with mixer tap, cupboards under. Low level W.C. Chromium plated heated towel rail. Ceramic tiled floor. Fully tiled walls. Window to side affording a western aspect.

BEDROOM 1 11' 2" + wardrobes x 8' 4" (3.40m x 2.54m)

Window to front affording a southern aspect. Radiator. Double built-in wardrobe cupboard with mirrored sliding doors.

BEDROOM 2 9' 6" x 6' 7" (2.89m x 2.01m)

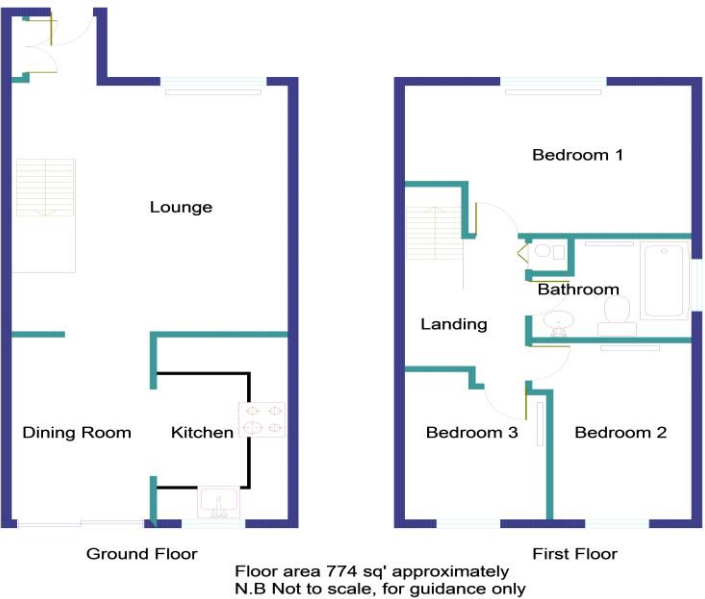
Window to rear, stunning views, Radiator.

BEDROOM 3 7' 5" x 6' 7" (2.26m x 2.01m)

Radiator. Window to rear stunning views.

OUTSIDE

THE REAR GARDEN: Extends to approximately 29ft with an extensive decked area adjacent to house, lawn. DETACHED BRICK GARAGE with electric light and power, up and over entry door 18'2" x 8'6". Overhead storage



DIRECTIONS

From our Bearsted Office proceed into a southerly direction into Yeoman Lane, passing the village green on the left hand side. At the junction with the Ashford Road turn right towards Maidstone, taking the second turning on the left into Spot Lane. Continue for some distance through the traffic calming measures into Mallards Way. At the roundabout take the second exit into Deeringwood Drive, first left into Gorham Drive and Ravensdane Close will be found first turning on the left. The property being a short

Energy performance certificate (EPC)

29 Ravens Dane Close
Downswood
MAIDSTONE
ME15 8XL

Energy rating

C

Valid until: 1 March 2032

Certificate number: 0722-3014-9207-6722-0200

Property type Semi-detached house

Total floor area 64 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For properties in England and Wales:

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