



**£1700 pcm**  
**Holding deposit equivalent to 1 week's rent on application**



**96 Birling Avenue**  
Maidstone, ME14 4LL

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Westwood House  
Thurnham Lane  
Maidstone, Kent  
ME14 4QZ

## DESCRIPTION

Superbly presented, non-estate semidetached house located in this sought after residential position with excellent local educational facilities. The property was originally built in the 1960's by Wimpey Homes to this popular chalet style. The property has undergone significant modernisation and refurbishment, arranged on two floors and extends in excess of 800 square feet, with the added benefit of gas fired central heating by radiators and UPVC double glazing. Georgian style panelled internal doors.

Located in a well established and sought after residential position within a quarter of a mile of The Village Green with its excellent selection of local amenities including shops providing for everyday needs, County library, a selection of pubs and restaurants together with mainline railway station connected to London on The Victoria Line. The village boasts a wide selection of leisure facilities including golf, tennis, football, cricket and tennis clubs. Maidstone, The County Town is some two miles distant and offers a more comprehensive selection of amenities including two railway stations connected to London. The M20/A20/M25/M2 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

## ON THE GROUND FLOOR

### ENTRANCE HALL

Entrance door with window to side. Window to front. Staircase to first floor. Double radiator. Understairs storage cupboard. New flooring.

**LOUNG/DINING ROOM** 25' 8" x 10' 1" (Narrowing to 9'5 in dining area (7.82m x 3.07m)



Floor area 892 sq' approximately.

N.B:Not to scale, for guidance only.

## LOUNGE AREA

Fitted gas fire with back boiler supplying central heating and domestic hot water throughout. UPVC window to front affording a western aspect with views. Fitted Venetian blinds.

## DINING AREA

Casement door and window overlooking rear garden. Double radiator.

## KITCHEN

10' 10" x 7' 3" (3.30m x 2.21m) Comprehensively fitted with Shaker style door and drawer fronts with stainless steel fittings and complementing working surfaces with black granite effect working surfaces and upstand. Range of high and low level cupboards with working surfaces incorporating eye level stainless steel double oven, four burner gas hob with stainless steel splashbacks and extractor hood. Double aspect windows.

## ON THE FIRST FLOOR

### LANDING

UPVC window to side with views. Access to roof space.

### BEDROOM 1

12' 8" x 10' 3" (3.86m x 3.12m) Built-in linen cupboard with lagged copper cylinder. Picture window to front affording a western aspect, distant views. Radiator.

### BEDROOM 2

10' 6" x 9' 5" (3.20m x 2.87m) UPVC window to rear. Radiator.

### BEDROOM 3

9' 9" (Max) x 6' 6" (2.97m x 1.98m) Radiator. UPVC window to front affording a western aspect with views.

## BATHROOM

New white suite, contemporary design with chrome plated fittings comprising: Panelled bath with mixer tap. Separate shower over with glass shower screen. Low level W.C. Hand basin with vanity style integrated cupboards.

## OUTSIDE

Front garden laid to lawn with shrubs. Long driveway providing parking for several vehicles leading to concrete sectional detached garage with attached garden shed. Laid to lawn and stocked with shrubs. Paved patio area adjacent to house, eastern aspect.

## 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 left into Hogg Hill, at the top of the hill take the second exit at the mini roundabout into The Landway. Continue along this road into Birling Avenue and the property will be found some distance along on the left hand side.

# Energy Performance Certificate



96, Birling Avenue, Bearsted, MAIDSTONE, ME14 4LL

**Dwelling type:** Semi-detached house  
**Date of assessment:** 17 June 2015  
**Date of certificate:** 18 June 2015

**Reference number:** 8525-6726-8870-5593-7996  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 75 m<sup>2</sup>

## Use this document to:

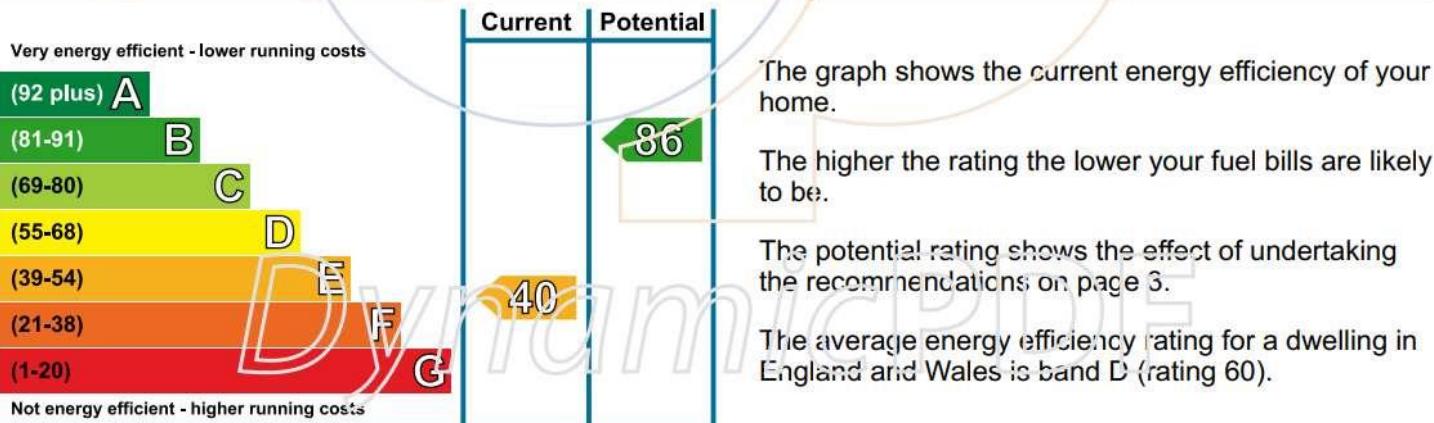
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,041
Over 3 years you could save	£ 2,478

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 210 over 3 years	£ 147 over 3 years	
<b>Heating</b>	£ 3,069 over 3 years	£ 1,203 over 3 years	
<b>Hot Water</b>	£ 762 over 3 years	£ 213 over 3 years	
<b>Totals</b>	<b>£ 4,041</b>	<b>£ 1,563</b>	<b>You could save £ 2,478 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 927	✓
2 Cavity wall insulation	£500 - £1,500	£ 225	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 156	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.