



52 Gladstone Road
Penenden Heath, Maidstone
ME14 2AX

Offers in Excess of £350,000

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Maidstone
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Description

A well-presented three-bedroom semi-detached home with driveway and garage, ideally situated close to the town centre and within easy reach of excellent local amenities, transport links, and well-regarded schools.

The accommodation comprises an inviting hallway, spacious lounge, and a contemporary kitchen/diner. To the first floor is a landing leading to three bedrooms, all benefiting from useful storage, and a modern family bathroom. Externally, the property enjoys a south-west facing rear garden with a generous decked seating area and low-maintenance artificial lawn — perfect for relaxing or entertaining.

The property has previously been granted planning permission for a double-storey side extension, offering fantastic scope for further development (subject to re-obtaining the necessary consents).

Early viewing is highly recommended to fully appreciate all this home has to offer.

Location

Gladstone Road is located close to Penenden Heath only a short walk from local shops which provide for everyday needs together with recreational facilities on The Heath including tennis, bowls, together with numerous countryside walks, childrens' play area and preschool. Educationally the area is well served with St Pauls' infants and North Borough junior schools being within 100 metres. The town centre is approximately half a mile distant and offers a comprehensive selection of amenities including three railway stations connected to London (Maidstone East to London Bridge in 56 minutes), two museums, theatre, county library, multi-screen cinema and a wide selection of schools and colleges in and around the town centre. The A20/M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

Council Tax Band

C

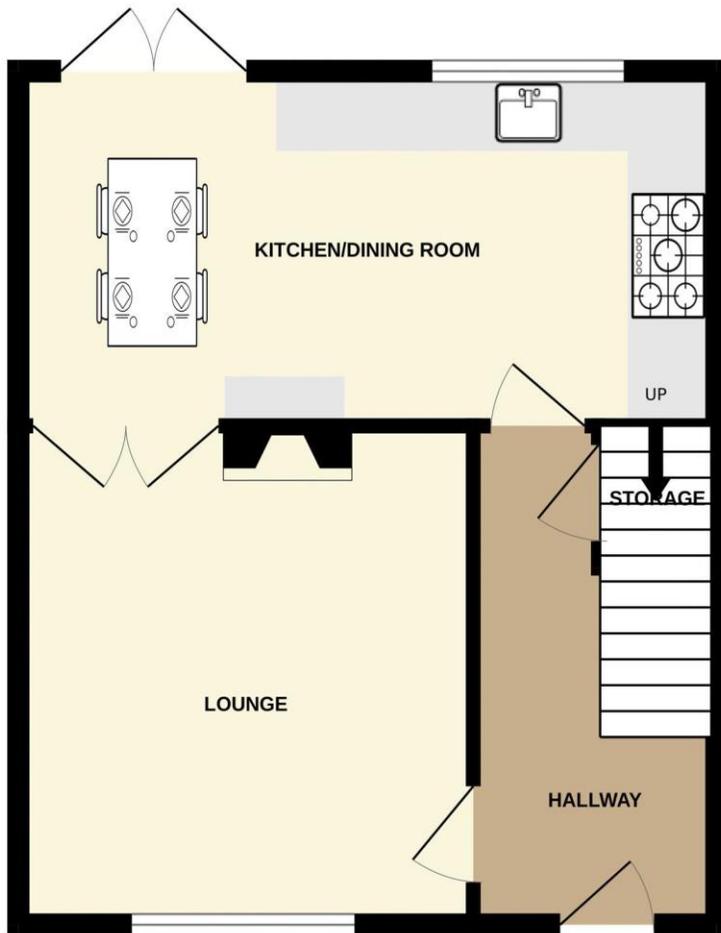
VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

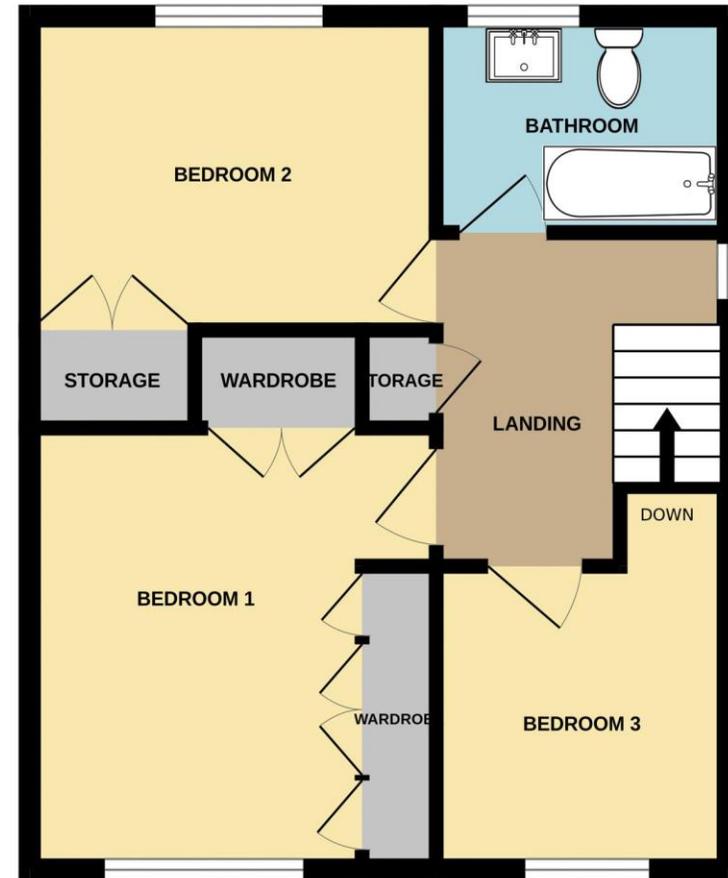


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.

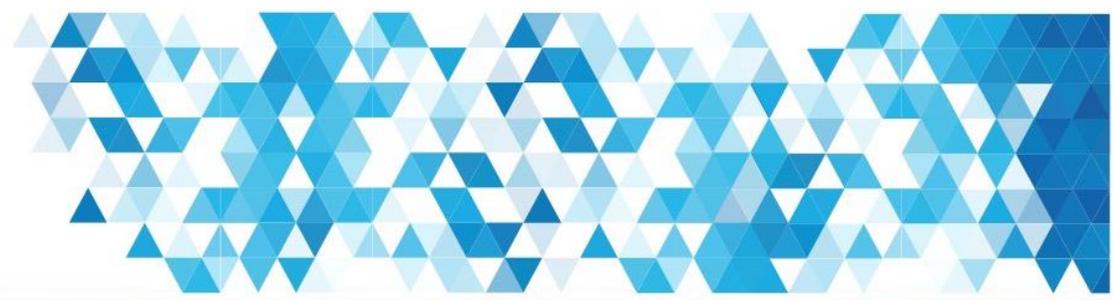


1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ON THE FIRST FLOOR

ENTRANCE HALL

Composite front entrance door with chrome fittings, wood-effect laminate flooring, staircase rising to the first floor, useful understairs storage cupboard, and radiator.

LOUNGE 12' 6" x 13' 3" (3.81m x 4.04m)

Continuous wood-effect laminate flooring, an attractive feature fireplace with marble-effect surround and hearth incorporating a fitted gas fire, window to the front aspect, radiator, double French doors opening into the kitchen, and wall light point.

KITCHEN DINER 8' 11" x 19' 9" (2.72m x 6.02m)

A stylish range of contemporary wall and base units with painted sage green doors and drawer fronts, complemented by chrome fittings and solid wood block work surfaces. A ceramic butler sink with mixer tap sits beneath a window overlooking the south-west facing rear garden. There is plumbing for a washing machine, space for a fridge freezer, an integrated dishwasher, and a range cooker with five-burner gas hob and extractor hood above. Metro-tiled splashbacks with sage green accent tiles add character, while low-voltage recessed lighting and tiled flooring complete the space. Double casement doors open out to the rear garden.

ON THE FIRST FLOOR

LANDING

A spacious landing with a side-facing window, access to the loft space, and an airing cupboard housing the boiler.

BEDROOM 1 10' 11" x 11' 2" (3.32m x 3.40m)

Two sets of fitted wardrobes providing excellent storage, a window to the front aspect, and a radiator.

BEDROOM 2 10' 8" x 11' 0" (3.25m x 3.35m)

Built-in double wardrobe, window overlooking the rear garden with a south-west aspect, and radiator.

BEDROOM 3 6' 9" x 8' 4" (2.06m x 2.54m)

Recessed area above the stairs with a hanging rail providing useful storage, window to the front aspect, and radiator.

BATHROOM

A contemporary white suite with chrome fittings, comprising a low-level WC, panelled bath with rainfall shower head and separate handheld attachment, complete with glass shower screen. A rectangular wash hand basin with mixer tap and storage below adds practicality. The room features half-tiled walls with matching splashbacks, wood-effect laminate flooring, a chrome heated towel rail, a rear-facing window, and low-voltage recessed lighting.

OUTSIDE

To the front of the property is a gravelled garden enclosed by a brick boundary wall, along with a concrete driveway providing off-road parking for one vehicle. There is access to the detached garage via an up-and-over door, an outside light, and a side pedestrian gate leading through to the rear garden. The rear garden enjoys a south-westerly aspect and features a generous decked seating area adjoining the house, an artificial lawn, and a combination of fenced and walled boundaries. Additional benefits include outside lighting, rear access into the garage, and gated access to the front.

Directions

From our Penenden Heath office proceed in a southerly direction into Boxley Road. Gladstone Road will be found fifth turning on the right hand. The property will be found a short distance along on the left hand side, as indicated by our signboard.



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