



18 St Francis Close
Penenden Heath, Maidstone
ME14 2FR

Guide Price £825,000 - £850,000

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Maidstone
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Immaculately presented detached family house.



Description

We are delighted to offer this stunning detached family home. Arranged on two floors extending to in excess of 2000sq'. Exquisitely fitted and extended by the present owners. In immaculate order throughout. Part of the property has great potential to be used as an annexe. The quality of the works undertaken by the owners is of the highest standard which will be immediately apparent upon viewing. Highly recommended. Occupying a corner plot at the end of this highly sort after cul-de-sac in the heart of Penenden Heath.

This property has a wonderful ability to be used both inside and outside for entertaining family and friends, with bi-folding doors opening out onto the sunny low maintenance garden which features a delightful sun terrace and outside eating areas.

Location

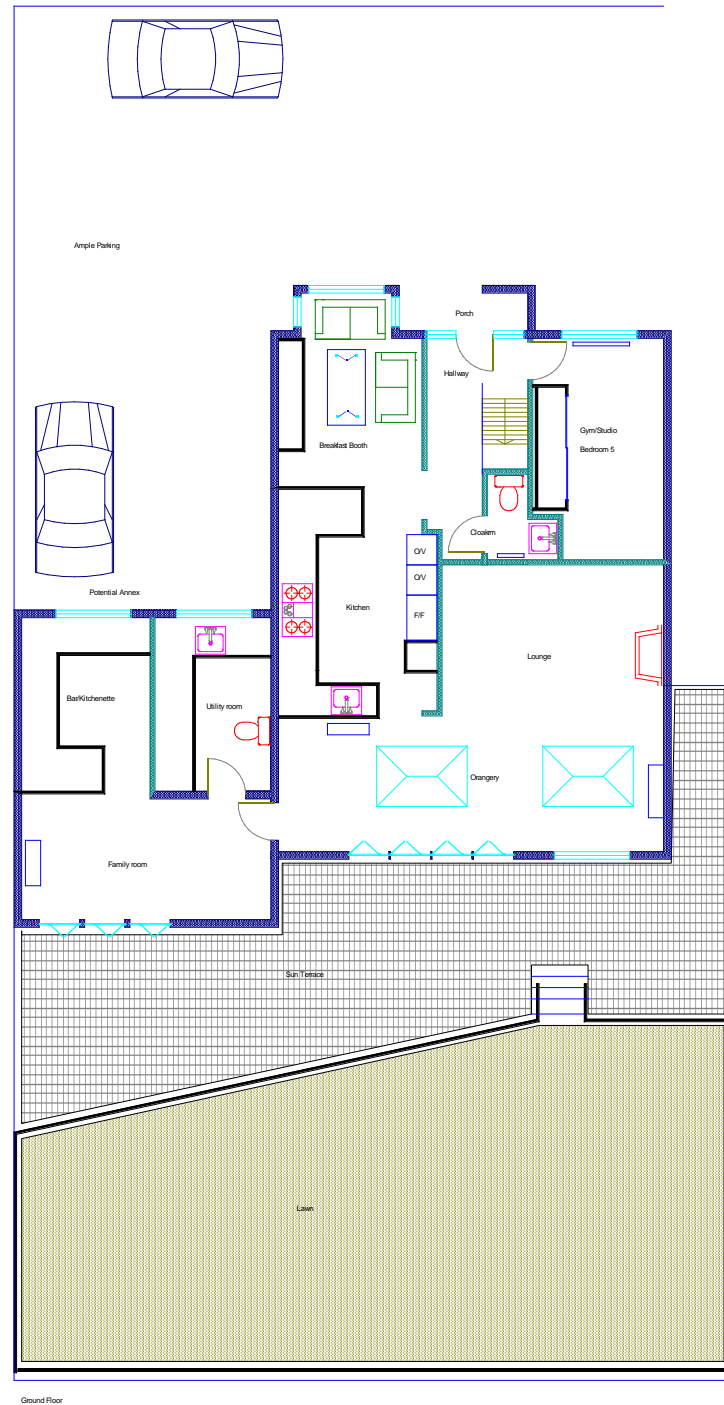
Penenden Heath is a highly desirable suburb of North Maidstone steeped in history with a selection of local amenities including shops providing for everyday needs, recreational facilities on the Heath including tennis, bowls, together numerous countryside walks, children's play area and pre-school.

Educationally the area is well served with the local Sandling School catering for infants and juniors being some 1/4 mile distant. The town centre is easily accessed by regular bus services from the Boxley Road with excellent shopping facilities at Fremlins Walk and The Mall, two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. For older children there is a variety of schools and colleges in and around the town centre. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

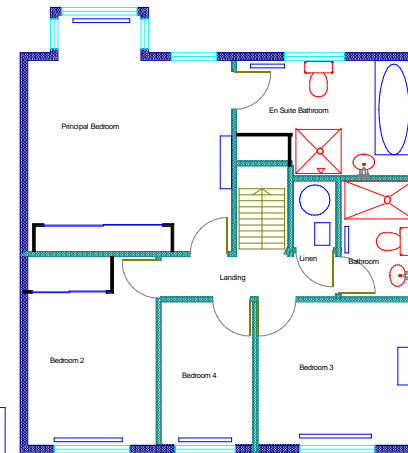
VIEWINGS STRICTLY BY APPOINTMENT

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

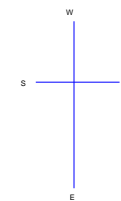




Ground Floor



First Floor



Floor area 2060 sq. approximately.

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



ON THE GROUND FLOOR

CANOPIED PORCH

Composite entrance door with port hole window and glazed panels to side. Recessed lighting.

ENTRANCE HALL

Stairs to first floor with plate glass balustrade. Understairs storage cupboard. Double radiator. Hive control panel for central heating. Wood effect Amtico flooring.

CLOAKROOM

Luxuriously fitted with gloss walnut furniture comprising low level W.C with concealed cistern and quartz worktop above. Hung wash hand basin with fountain mixer tap and cupboards beneath. Fully tiled walls. Chromium plated heated towel rail. Wall mounted cabinet with mirrored doors and light above. Amtico flooring, recessed lighting and extractor fan. Door to:-

GYM STUDIO/BEDROOM 5 14' 8" x 8' 1" (4.47m x 2.46m)

Window to front - western aspect. Fitted storage cupboards with sliding doors. Double radiator. Amtico flooring.

KITCHEN/BREAKFAST ROOM 31' 0" x 9' 8" (9.44m x 2.94m)

Contemporary fitted kitchen with a range of high and low level units having white high gloss door and drawer fronts. Incorporating deep pan drawers, tall larder unit, pull out spice rack and high level lift and fold cupboard doors. Black granite working surfaces with matching upstands and glass splashbacks. Breakfast bar with seating for two. Pendant lights over breakfast bar. Under cupboard LED strip

lighting. Inset sink with Quooker instant hot water tap. Siemens eye level double oven, five burner induction hob and modern extractor hood over. Integrated microwave oven, coffee machine and American style Samsung fridge freezer with cold water and ice machine. Integrated dishwasher. Recessed downlighters and air conditioning unit. Breakfast area has bespoke 'booth' style seating - perfect for family dining and entertaining. Large bay window to front with fitted window blinds. Continuous Amtico flooring. Open plan to:

ORANGERY 26' 4" x 7' 3" (8.02m x 2.21m)

Bi-fold UPVC double glazed doors leading onto garden. Ceiling lantern flooding the area with light. Recessed downlighters. Open plan to:

LOUNGE 15' 5" x 12' 2" (4.70m x 3.71m)

High level window overlooking rear garden with fitted electric blinds. Feature fireplace with stone mantel, surround and raised hearth with fitted log fire effect gas fire and recessed downlighters. Upright panel radiator. Recessed lighting and integrated Sonos sound system. Amtico flooring. Air conditioning unit.

FAMILY ROOM WITH KITCHENETTE 16' 7" (narrowing to 8'9) x 16' 10" (5.05m x 5.13m)

Bifold doors to garden with fitted electric blinds. Open plan with kitchen area with high and low level units and black corian working surfaces. Triple drinks fridge built in and space for fridge freezer. Window to front. Access to roof space. Recessed lighting, air conditioning, Amtico flooring door to:

UTILITY ROOM & W.C.

Matching units and working surfaces. Stainless steel sink with mixer tap. Plumbing for washing machine

and space for tumble dryer. Window to front. Low level W.C. Recessed lighting. Extractor fan.

ON THE FIRST FLOOR

LANDING

Airing cupboard with Megaflo pressurised water system. Wall mounted Worcester Boiler supplying domestic hot water and central heating throughout and shelving.

BEDROOM 1 16' 2" (into bay) x 14' 1" (4.92m x 4.29m)

Large bay window to front with fitted blinds. Built in wardrobes with sliding mirrored doors. Air conditioning unit. Carpet.

EN-SUITE BATHROOM

Luxuriously fitted suite comprising panelled double ended bath with integrated chromium mixer tap and hand shower. Fully tiled walls. Shower cubicle with display niches, spa shower jets and overhead for ultimate relaxation. Countertop wash hand basin with mixer tap, corian working surfaces and multiple storage cupboards beneath. Low level W.C with concealed cistern and work surface above. Chromium plated heated towel rail, built in vanity storage unit. Window to front. Recessed downlighters and extractor fan. Tiled floor. Wall mounted T.V which doubles as a mirror when not in use.

BEDROOM 2 13' 0" x 9' 3" (3.96m x 2.82m)

Window to rear with eastern aspect. Built in wardrobes with sliding doors. Double radiator. Carpet.



BEDROOM 3 9' 9" x 9' 4" (2.97m x 2.84m)

Window to rear - eastern aspect. Double radiator. Carpet. Air conditioning unit.

BEDROOM 4 9' 7" x 6' 10" (2.92m x 2.08m)

Window to rear. Radiator. Carpet. Access to roof space.

FAMILY SHOWER ROOM 8' 0" x 5' 5" (2.44m x 1.65m)

Window to side. Walk in shower cubicle with multi jet shower, fully tiled walls and plate glass screen. Wash hand basin with fountain mixer tap and cupboard under. Low level W.C with concealed cistern. Chromium plated heated towel rail. Tiled floor. Recessed downlighters and extractor fan.

OUTSIDE

To the front there is an extensive brick paved driveway for parking up to five vehicles. Decorative pebble borders. The rear garden is the ultimate entertainers dream measuring 30ft x 45ft and low maintenance. Poly resin and paved patio extends to the full width adjacent to the house. Dwarf brick wall with shallow steps up onto raised artificial lawn bordered by sleepers. Fully fenced boundaries and pedestrian gate to side. Timber garden shed. Wall mounted outside TV and lighting.

Directions

From our Penenden Heath Office, proceed in a southerly direction into Boxley Road, taking the first turning on the left into Heathfield Road, first right into St Francis Close.





SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN

