



1 Salisbury Road  
Penenden Heath, Maidstone  
ME14 2TY

Guide Price £300,000 to £325,000

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Maidstone  
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## Description

A period-style end-of-terrace property requiring modernisation and updating throughout, set on a desirable tree-lined street close to Penenden Heath. Offered chain free, this characterful home is within a short walk of Maidstone town centre and Maidstone East Station, and is ideally positioned for excellent local schools. The property retains a wealth of original features, including stripped pine doors and flooring, and benefits from a cellar providing useful additional storage.

Accommodation comprises two to three bedrooms, a kitchen, and a separate dining room, offering flexible living space. Externally, the house enjoys a good-sized garden, making it an excellent opportunity for buyers looking to renovate and personalise a period home in a sought-after location.

**Agents Note:** The photographs marked "Virtual Staging" have been created using AI technology and are not displaying a true representation.

## Location

Located in this sought after tree-lined road on the favoured northern outskirts of the town. Conveniently placed within 1/2 mile of the town centre with its excellent selection of amenities which include two museums, theatre, County library, multi-screen cinema, two railway stations connected to London, excellent shopping facilities at the Mall and Fremlins Walk and a wide selection of schools and colleges for all children. The M20/A20/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

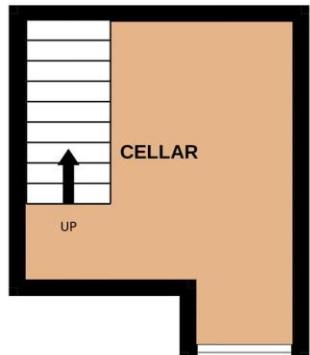
## VIEWINGS STRICTLY BY APPOINTMENT

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

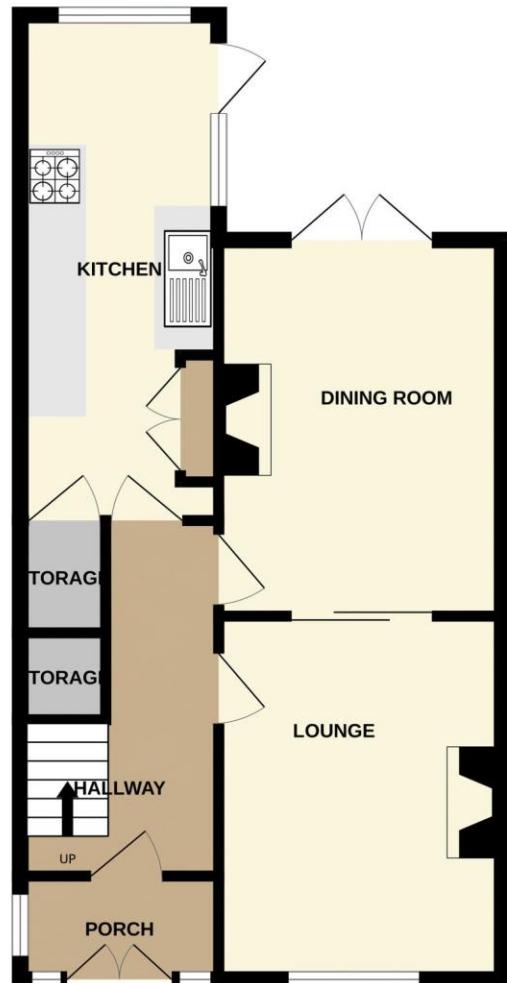


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F		
1-20	G		

BASEMENT  
107 sq.ft. (9.9 sq.m.) approx.



GROUND FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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 GROUND FLOOR

### ENTRANCE PORCH

UPVC Double casement doors with windows to side, quarry tiled floor, outside lighting, steps leading to:

### ENTRANCE HALL

UPVC entrance door, laminate flooring, radiator, wall light points, stairs leading to first floor.

### LOUNGE 13' 2" x 10' 4" (4.01m x 3.15m)

Window to front, decorative fireplace with electric wood burning stove, pine bi-folding doors and opening to dining room.

### DINING ROOM 13' 5" x 9' 7" (4.09m x 2.92m)

Stripped floorboards, fireplace, double casement doors leading to garden.

### KITCHEN 17' 9" x 7' 0" (5.41m x 2.13m)

A good range of high and low level cupboards with cream door and drawer fronts with chrome handles, wood effect working surfaces, laminate flooring, radiator, electric oven, four burner electric hob, white enamel one and a half bowl sink with chrome mixer tap and drainer, display racking, window to rear, door and window to side overlooking the garden, larder cupboard housing Ideal boiler providing domestic hot water and central heating throughout.

## ON THE LOWER GROUND FLOOR

### CELLAR

Useful cellar providing additional storage.

### ON THE FIRST FLOOR

### LANDING

Window to side, wooden balustrade, access to roof space.

### BEDROOM 1 13' 1" x 10' 3" (3.98m x 3.12m)

Window to front, radiator.

### BEDROOM 2 13' 6" x 9' 10" (4.11m x 2.99m)

Window to rear, mirrored wardrobe cupboards, radiator.

### BEDROOM 3 6' 5" x 5' 7" (1.95m x 1.70m)

Window to front, radiator.

### BATHROOM 10' 5" x 7' 3" (3.17m x 2.21m)

White suite with chrome fittings comprising P-Shaped bath with glass shower screen, electric shower, low level WC, pedestal wash hand basin with mixer tap, mirrored bathroom cabinet, tiled splashback, half tiled walls, heated towel rail, storage cupboard, laminate flooring, window to rear, shaver point.

## OUTSIDE

To the front the property has a small garden with decorative slate feature, walled boundary, with metal gate and steps leading to entrance porch. The rear garden is a good size, fenced and walled boundary, lawn area with established shrubs, garden shed, patio adjacent to the property.

### Directions

From our Penenden Heath Office proceed in a southerly direction into Boxley Road and Salisbury Road will be found fifth turning along on the left hand side. The property will be found immediately on the left hand side, where our for sale board will be displayed.



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