



73 Hillary Road
Penenden Heath, Maidstone
ME14 2JU
£375,000

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Maidstone
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Description

This well-maintained and recently redecorated semi detached bungalow offers spacious accommodation in a highly sought-after non-estate position on Hillary Road, north of Penenden Heath. Conveniently located close to the town centre, the property benefits from excellent transport links and access to highly regarded local schools. Set on a generous plot, the property features a 75ft south-facing rear garden with rear access, along with a lawned front garden and off-road parking. Internally, the accommodation extends to approximately 900 sq ft and includes gas central heating and UPVC replacement windows throughout. The property offers two double bedrooms and one single bedroom, a good-sized kitchen, and a conservatory to the rear providing additional living space and garden views.

Location

Located in this fine non estate position in the popular Penenden Heath suburb of north Maidstone being highly sought after, well established with a good selection of local amenities which include shops on the parade overlooking The Heath providing for everyday needs together with recreational facilities including tennis, bowls and numerous countryside walks, childrens play area and pre school. The local Sandling school, which is within a 1/4 of a mile caters for infants and juniors and is highly regarded. Maidstone town centre is some 1 1/4 miles distant and offers a more comprehensive selection of amenities including two railway stations connected to London, County library, two museums, theatre and a selection of schools and colleges for older children. To the east of the town is Mote park with its 450 acres, boating lake, leisure centre and municipal swimming pool. 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
D

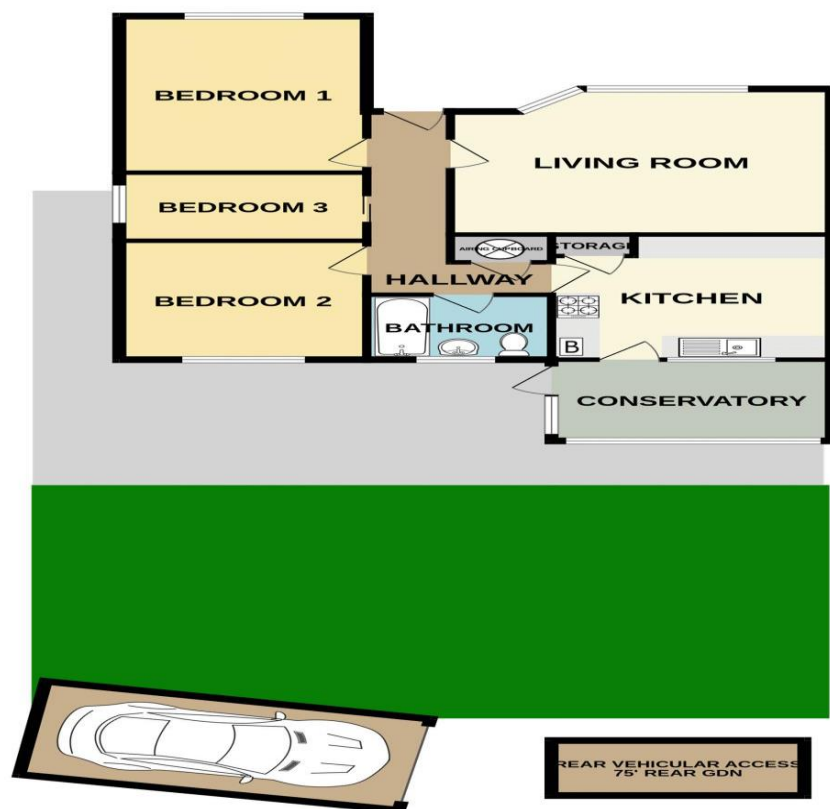
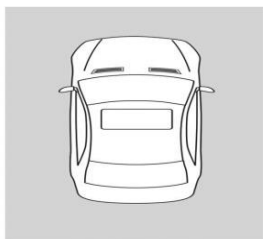
VIEWINGS STRICTLY BY APPOINTMENT

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		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1034 sq.ft. (96.0 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.0 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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ENTRANCE HALL

Partly glazed UPVC Georgian style entrance door. Outside light. Radiator. Access to roof space. Built in linen cupboard with lagged copper cylinder.

LOUNGE 16' 0" x 12' 10" (4.87m x 3.91m)

Bay window to front enjoying a pleasant open outlook. Tiled fireplace decorative oak beam, open grate. Double radiator. Serving hatch. Laminate flooring.

KITCHEN 11' 9" x 11' 10" (3.58m x 3.60m)

Fitted with units having white shaker style door and drawer fronts with complementing wood block working surfaces, comprising; Stainless steel sink unit with mixer tap, cupboards under. Range of high and low level cupboards with working surfaces. Gas cooker, four burner, oven and grill. Space for refrigerator. Wall mounted gas fired boiler supplying central heating and domestic hot water throughout. Built-in cupboard with service meters. Further built-in larder cupboard. laminate flooring, Window and half glazed door to:

CONSERVATORY 11' 2" x 7' 2" (3.40m x 2.18m)

Double radiator. Plumbing for automatic washing machine. UPVC framed and double glazed. Laminate flooring. Half glazed UPVC door overlooking the rear garden enjoying a south eastern aspect.

BEDROOM 1 13' 10" x 10' 5" (4.21m x 3.17m)

Window to front, enjoying a pleasant outlook. Radiator.

BEDROOM 2 10' 6" x 10' 5" (3.20m x 3.17m)

Window overlooking rear garden. Radiator.

BEDROOM 3 10' 5" x 6' 0" (3.17m x 1.83m)

Sliding door. Window to side,

BATHROOM

White suite with chromium plated fittings, comprising; Panelled bath, power shower over. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Chromium plated heated towel rail. Two windows to rear.

OUTSIDE

To the front of the property the garden extends to 40ft with hedged boundaries. lawn. Central path. Driveway with dwarf boundary wall and brick paviour creating useful off road parking. Side pedestrian access. The rear garden is a particular feature of the property extending to 75ft with fully fenced boundaries. Extensive lawn. Well stocked herbaceous borders. Paved patio area adjacent to house. Central path leading to GARAGE (16' x 8') with personal door, up and over entry door, approached by rear vehicular access.

Directions

From our Penenden Heath office proceed in a westerly direction into Sandling Lane, taking the third turning on the left into The Hedges, a continuation of which is Hillary Road. The property will be found some distance along on the left hand side as indicated by our signboard.



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