



9 Rhodewood Close
Downswood, Maidstone
ME15 8UR

Guide Price £275,000 to £300,000

9
Rhodewood Close
Downswood
Maidstone
ME15 8UR

The Downswood development has a good selection of local amenities which includes shops providing for every day needs, community centre and the adjacent Len Valley nature reserve which in turn provides access to Mote Park with its 450 acres, boating lake, leisure centre and municipal swimming pool. The nearby village of Bearsted has an infant and junior school at Madginford and a mainline railway station connected to London the Victoria Line.



Description

Nicely presented semi-detached family house, featuring a well-fitted kitchen with split level appliances, light and airy living room and bathroom. Arranged on two floors, extending to in excess of 700 sq feet, with gas central heating and UPVC replacement double glazing. Low maintenance rear garden and driveway with parking for two vehicles.

Location

Situated on this sought after development adjacent to open countryside, the Len Valley Nature Reserve and Mote Park, with 450 acres, boating lake and leisure centre and swimming pool. Downswood has it's own shopping parade which provides for everyday needs together with medical centre and community centres. The nearby village of Bearsted has a good selection of local amenities and is within 1/2 mile with infant and junior schools at Madginford, Bearsted mainline railway station connected to London and a wider selection of shops, restaurants and pubs around the Village Green. Maidstone town centre is some one and half miles distant and offers a more comprehensive selection of amenities, consistent with it's County town status including a wider selection of schools for older children, two museums, theatre and County library, cinema complex and two railway stations connected to London. The 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

D

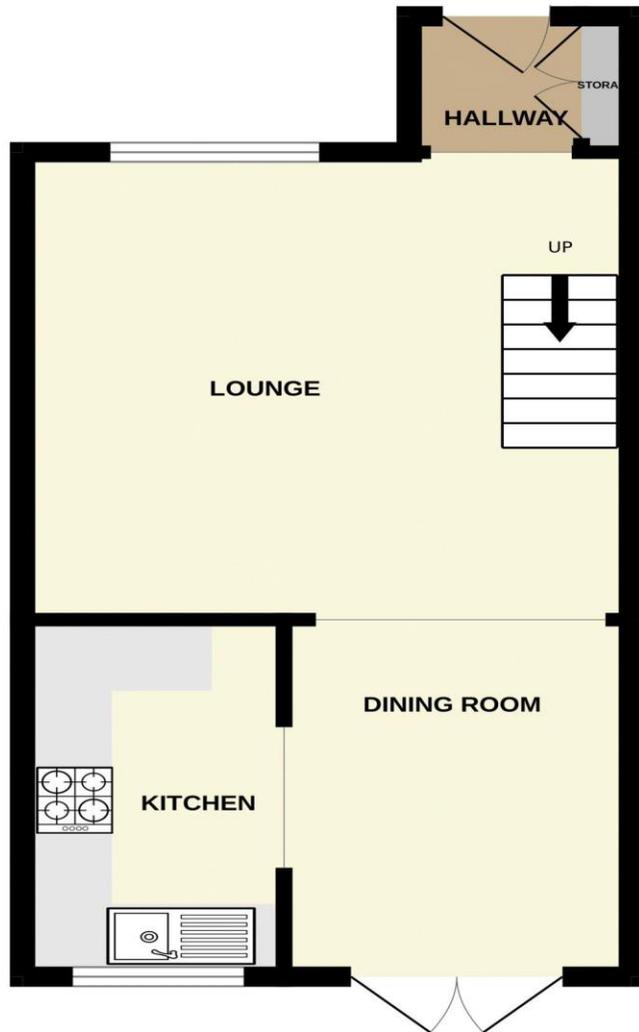
VIEWINGS STRICTLY BY APPOINTMENT

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

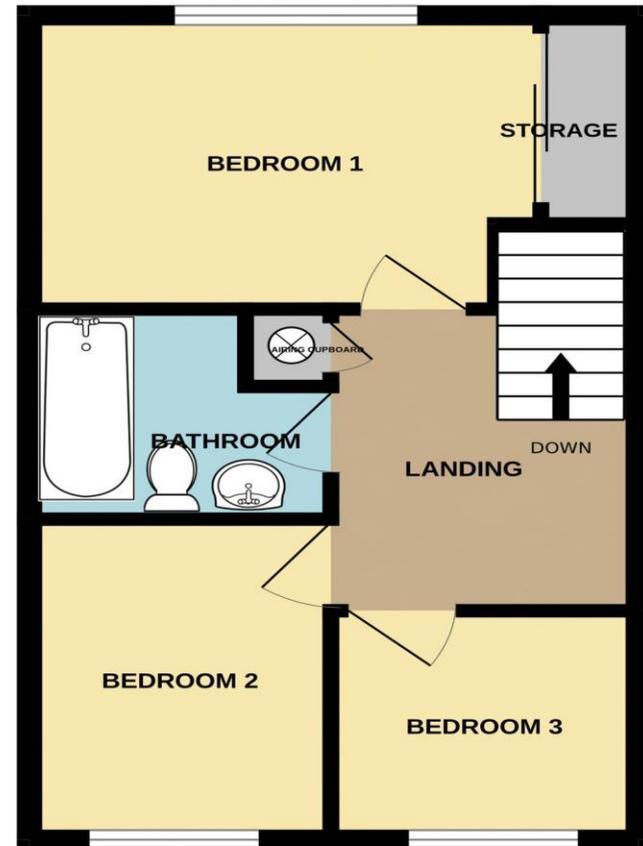


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.

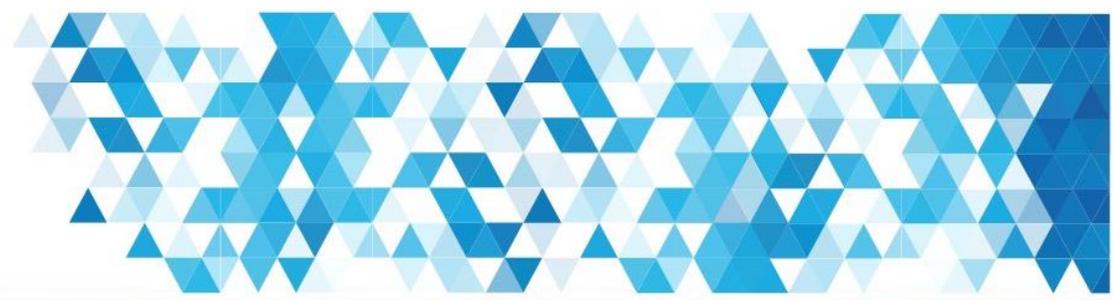


1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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.
Made with Metropix ©2025



ON THE GROUND FLOOR

ENTRANCE PORCH

UPVC half glazed entrance door, meter cupboard

LOUNGE 14' 2" x 13' 8" (4.31m x 4.16m)

Staircase to first floor, window to front affording a southern aspect, radiator, dado rail

DINING AREA 10' 5" x 7' 4" (3.17m x 2.23m)

Double radiator, dado rail, double casement doors overlooking rear garden.

KITCHEN 10' 5" x 6' 1" (3.17m x 1.85m)

Comprehensively fitted with units having walnut finish, door and drawer fronts with stainless steel fittings and complementing granite effect working surfaces. Comprising; stainless steel one and half bowl sink with mixer tap, cupboard under. Range of high and low level cupboards, four burner Beko gas hob with oven beneath and extractor hood above, plumbing for automatic washing machine, space for fridge/freezer. Vinyl flooring, window overlooking rear garden, tiled splashbacks.

ON THE FIRST FLOOR

Landing access to loft space with gas fired boiler, supplying central heating and domestic hot water throughout

BEDROOM 1 12' 0" x 8' 7" (3.65m x 2.61m)

Window to front, radiator, double built-in wardrobe cupboard with mirrored sliding doors.

BEDROOM 2 9' 6" x 7' 0" (2.89m x 2.13m)

Window to rear with distant views, radiator.

BEDROOM 3 7' 5" x 6' 8" (2.26m x 2.03m)

Radiator, window to rear with distant views.

BATHROOM

White contemporary suite with chromium plated fittings comprising; panelled bath with mixer tap, hand shower and shower screen, pedestal wash basin with mixer tap, low level WC, fully tiled walls, vinyl flooring, window to side, radiator.

OUTSIDE

To the front of the property is a lawned area with driveway, providing parking for 2 vehicles. The rear garden extends to approximately 30ft with a paved patio area adjacent to house, lawn and timber garden shed.

Directions

From our Bearsted office approach in a southerly direction into Yeoman Lane, passing the village green on the left hand side. At the junction with the Ashford Road A20 turn right heading towards Maidstone, taking the second turning on the left into Spot Lane. Continuing on into Mallards Way, passing the lake on the left hand side. At the roundabout take the second exit into Deringwood Drive, taking the second turning on the left into Church Road, second left into Monckdown and Rhodewood Drive will be found on the right hand side, the property will be found at the end of the cul-de-sac to the left.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



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

