



7 Matfield Crescent  
MAIDSTONE  
ME14 5NH

Offers in the Region of £460,000



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Description

Great opportunity to purchase this much loved detached family house, located in this sought after crescent overlooking an open grassed area. The property was built in 1970 by Taylor Woodrow to their popular Cavendish design at which point the current owners took occupation, subsequently extending the accommodation creating a very spacious lounge/dining room, extended kitchen and breakfast room, overlooking the West facing rear garden. The Vinters Park development is particularly sought after with its local shops, excellent highly acclaimed schools and the the adjacent Vinters Valley Nature reserve with its 8 acres originally planted by the Georgian designer Sir Humphrey Repton.

Location

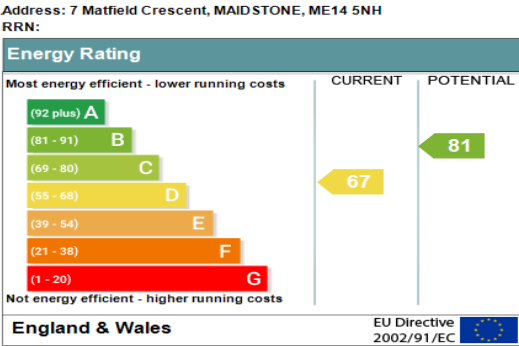
Located on the fringe of this sought after development occupying a quiet cul-de-sac where the properties rarely become available. Vinters Park has excellent local amenities which include shops providing for everyday needs, community centre with pre-school and the adjacent Valley Park Nature Reserve with its 8 acres. Educationally the area is well served with the local Eastborough, Valley Park and Invicta Grammar Schools catering for infants, juniors and seniors. Conveniently placed within one mile (walking distance) of the town centre with its excellent facilities including two museums, theatre, County library, multi-screen cinema 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. To the east of the County town is Mote Park with its 450 acres, boating lake, leisure centre and municipal swimming pool.

Council Tax Band

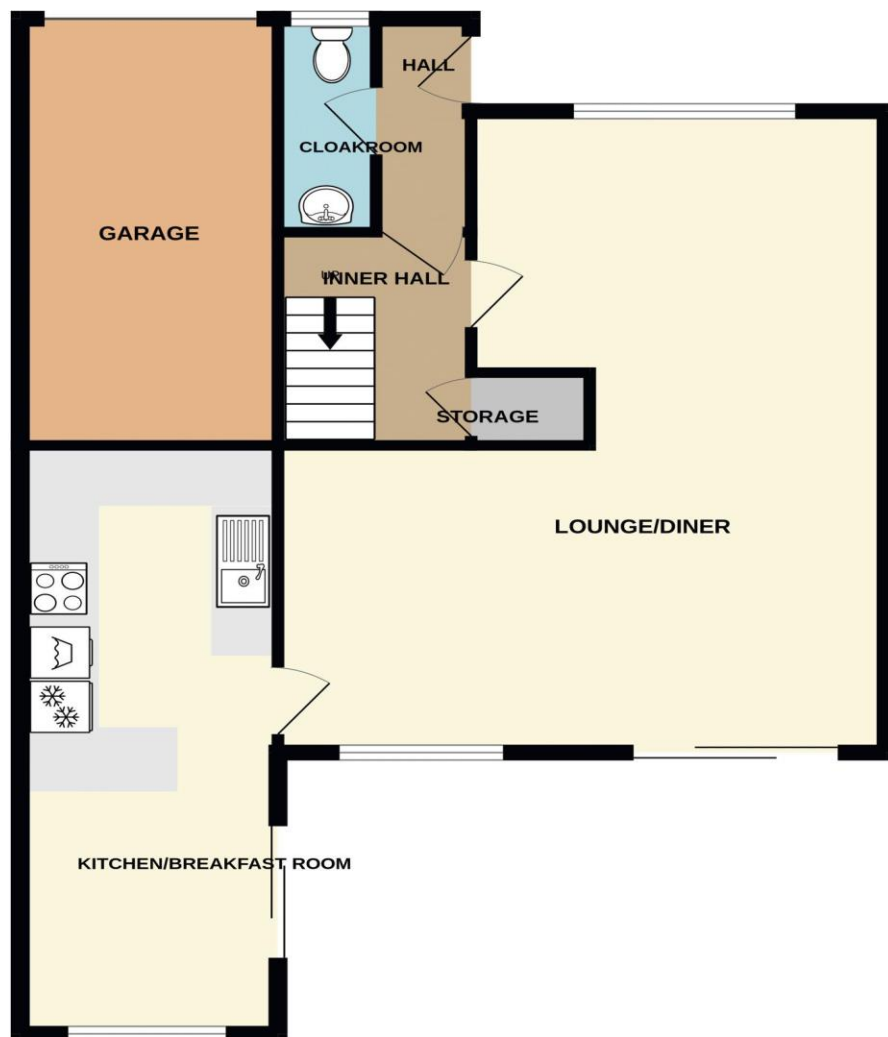
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VIEWINGS STRICTLY BY APPOINTMENT

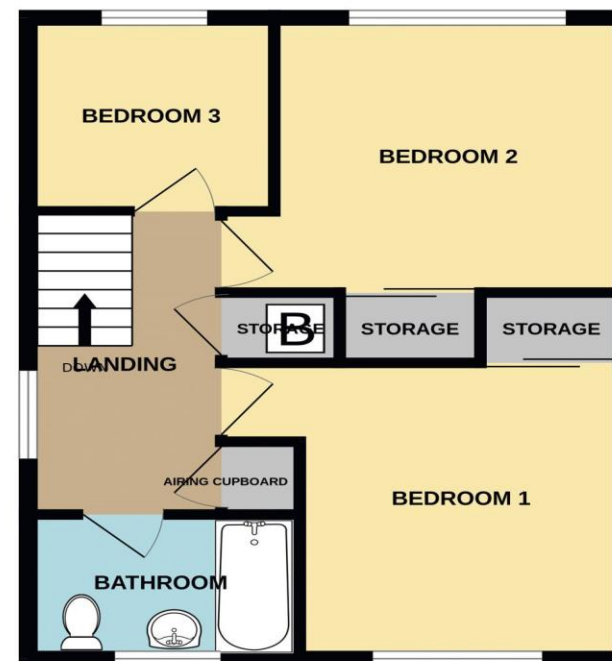
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



GROUND FLOOR  
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 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 HALL

Outside light, radiator, cloakroom

### CLOAKROOM

Wash hand basin, WC, window to front, radiator

### INNER HALLWAY

With radiator, staircase to first floor, built in storage cupboard.

**L SHAPED LOUNGE/DINING ROOM** 24' 0" x 18' 5" *maximum* (7.31m x 5.61m)

Three double radiators, fitted gas fire, double aspect windows featuring a picture window to front affording an Eastern aspect and double glazed sliding patio doors with vertical blinds and window overlooking rear garden affording a Western aspect.

**KITCHEN/BREAKFAST ROOM** 22' 0" x 8' 2" (6.70m x 2.49m)

### KITCHEN AREA

1 and a half acrylic sink, oak door and drawer fronts, antique style fittings, complimenting working surfaces, 4 burner gas hob with extractor, eye level oven, integrated fridge/freezer, peninsular unit, glazed display cabinets, vinyl flooring.

### BREAKFAST ROOM

Double radiator, picture window and double glazed sliding patio door to garden, Western aspect.

## ON THE FIRST FLOOR

**LANDING** 11' 0" x 6' 3" (3.35m x 1.90m)

Window to side, access to roof space, built in linen cupboard with radiator, built in cupboard housing Valiant gas fired boiler, heating and hot water.

**BEDROOM 1** 11' 3" x 10' 0" (3.43m x 3.05m)

Built in double wardrobe front, picture window to rear, Western aspect, radiator.

**BEDROOM 2** 10' 10" x 10' 3" (3.30m x 3.12m)

Picture window to front, radiator, built in wardrobe cupboard.

**BEDROOM 3** 7' 8" x 7' 3" (2.34m x 2.21m)

Window to front, delightful outlook, radiator.

### BATHROOM

Panelled bath, mixer tap, hand shower, hand basin, low level WC, 3/4 tiled walls, radiator, window to rear.

### OUTSIDE

To the front of the property is an open plan lawn, concrete driveway with parking for 2/3 vehicles leading to attached garage, up and over door, light and power. side pedestrian access. The rear garden extends to 58' fenced, patio area adjacent to the house, lawn, timber garden shed, Western aspect.

### Directions

From our Penenden Heath Office proceed in an easterly direction into Penenden Heath Road. At the Chiltern Hundreds roundabout take the third exit into Sittingbourne Road, turning first left into Hampton Road and take the 3rd turning on the right into Alkham Road. Follow the road and take the 3rd turning on the right into Commodore Road. At the end of this road turn right into Marston Drive, and take the 2nd left into Matfield Crescent and the property will be found indicated by our sign board.



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