



The Sycamores
Wordsworth Road
Penenden Heath, Maidstone
ME14 2HH

Guide Price £375,000 - £395,000

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Chain free 2 bedroom detached bungalow.



Description

Exceptional opportunity to purchase this unique individual detached bungalow offering luxuriously appointed accommodation set in the heart of Penenden Heath.

Well established, non-estate position. Within 100m of an excellent range of local amenities.

The accommodation features two double bedrooms, fitted kitchen with appliances, excellent mobility access, contemporary shower room and good sized low maintenance garden with raised beds. Ample parking for 2-3 vehicles.

Agents Note: It is considered that this property would achieve £1250 as a monthly rental on an assured short hold tenancy.

Location

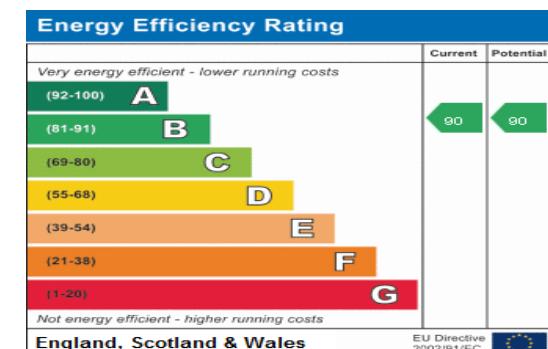
There are a selection of shops that provide for everyday needs, recreational facilities on the heath which include tennis and bowls together with numerous countryside walks, a childrens play area and pre-school. Educationally the local Sandling School being within 1/4 of a mile caters for infants and juniors. The town centre is some 1 mile distant and offers a more comprehensive selection of amenities including 2 museums, theatre, county library, cinema complex, The Mall & Fremlins Walk shopping. There are two railway stations connected to London. For older children there is a wide selection of schools in and around the town centre. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and channel ports. Mote Park is within 1 mile and has 450 acres, a boating lake, leisure centre and swimming pool.

Council Tax Band

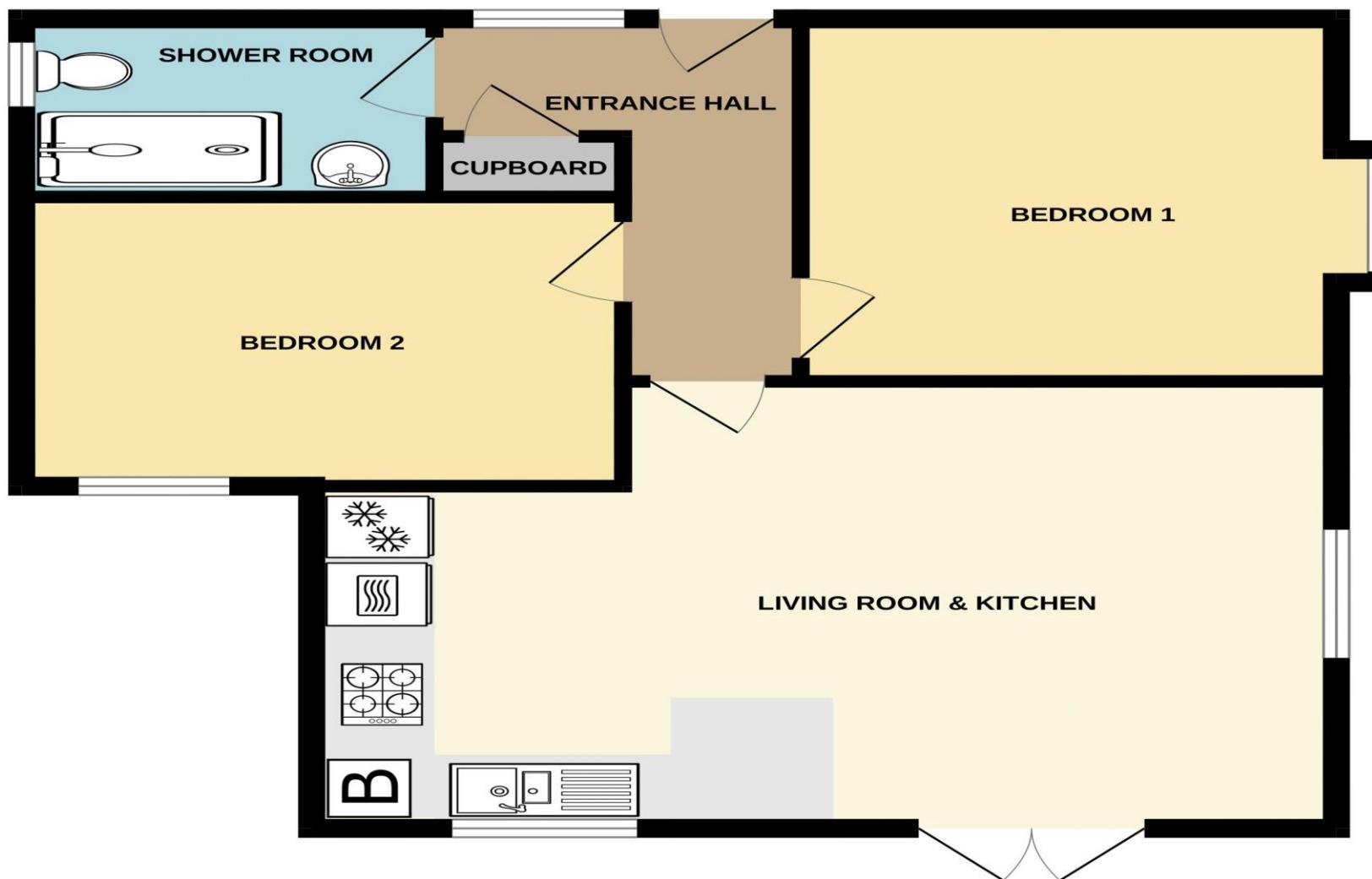
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VIEWINGS STRICTLY BY APPOINTMENT

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

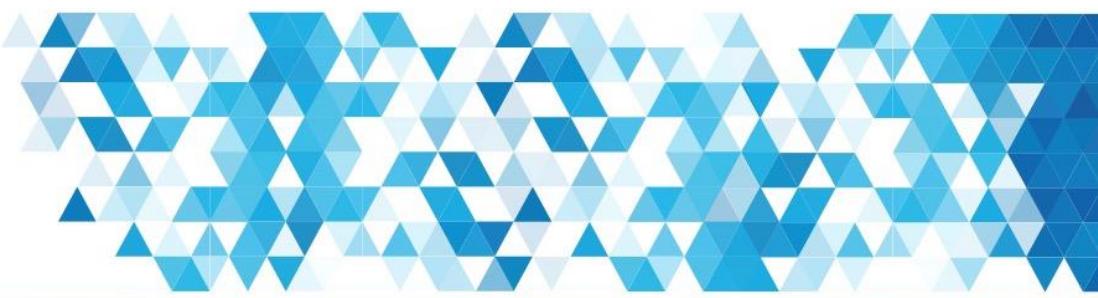


GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 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 HALLWAY

UPVC entrance door with glazed panel and window to side with fitted blind. Built in storage cupboard housing consumer unit. Double radiator. Laminate flooring. Door to:-

KITCHEN/LIVING ROOM 22' 4" x 14' 0" (max) (6.80m x 4.26m)

Window to front with fitted blind - northern aspect. Double UPVC casement doors leading onto garden - eastern aspect. Wood laminate flooring. Recessed downlighters. Double radiator. Kitchen area - Range of high and low level units having white high gloss door and drawer fronts. Dark wood effect working surfaces. Stainless steel one and half bowl stainless steel sink with mixer tap and tiled splashback. Eye level Zanussi oven, four burner gas hob with stainless steel extractor hood over. Integrated fridge freezer, dishwasher and washing machine. Glass display units and LED kickboard lighting. Window to rear overlooking garden with fitted blind. Cupboard housing Worcester boiler supplying central heating and hot water throughout. Radiator. Space for small dining table and chairs and breakfast bar to seat 3.

BEDROOM 1 11' 8" x 11' 3" (3.55m x 3.43m)

Window to front with fitted blind - northern aspect. Double radiator. Carpet.

BEDROOM 2 13' 2" x 9' 0" (4.01m x 2.74m)

Window to side with fitted blind - eastern aspect. Double radiator. Carpet

SHOWER ROOM 9' 0" x 5' 5" (2.74m x 1.65m)

Contemporary white suite comprising walk in shower cubicle with plate glass screen, and thermostatically controlled rainforest shower with separate hand shower attachment and aqua boarding to walls. Pedestal wash hand basin with mixer tap and tiled splashback. Low level W.C. Chromium plated heated towel rail, tiled flooring. Window to rear. Recessed downlighters and shaver point and extractor fan.

OUTSIDE

To the front is a brick paved driveway providing parking for 2-3 vehicles.

The rear garden extends to 90' x 48' wide with an eastern aspect. Paved patio adjacent to the house, lawn edged with timber sleepers and raised shrub and flower borders. Ornamental fish pond, raised vegetable beds, greenhouse and timber shed. Mature tree to the bottom of the garden, fully fenced boundaries with pedestrian gate leading to front. Outside lighting and water tap. There are solar panels to the roof providing free electricity in daylighted hours.

Directions

From our Penenden Heath office proceed in a southerly direction into Boxley Road, taking the first turning on the right into Wordsworth Road



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