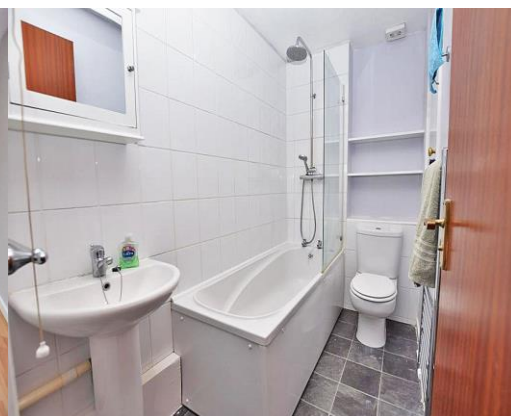


Ferris&Co



Monthly Rental Of £1,400 pcm
Holding deposit equivalent to 1 week's rent on application
Deposit £1619.38



10 Ravens Dane Close
Maidstone, ME15 8XL

TEL: 01622 737800
Email:
lettings@ferrisandco.net
www.ferrisandco.net

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Well presented and decorated mid terrace house located in this quiet cul-de-sac position sought after development with off road parking. Fitted kitchen with split level appliances, living room, laminate flooring, conservatory, two double bedrooms. well fitted bathroom, patio and west facing rear garden.

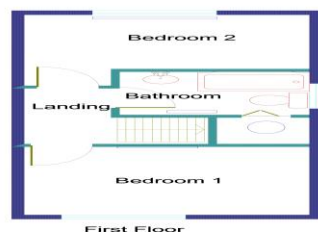
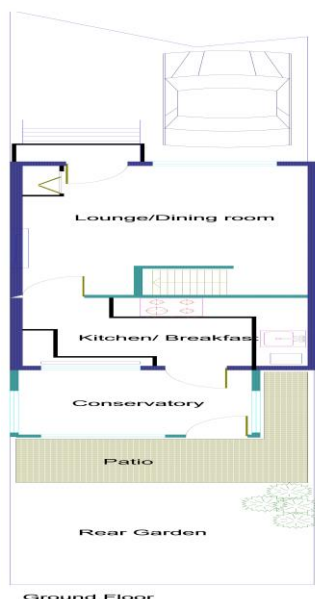
The sought after development of Downswood has a good selection of local amenities which include shops providing for everyday needs, Community Centre and the adjacent Len Valley Nature Reserve with it's 8 acres, which in turn provides access to Mote Park with 450 acres, boating lake, leisure centre and swimming pool. Nearby village of Bearsted has a further selection of local amenities and infant and junior school together with mainline railway station. Maidstone the County Town is some two miles distant and offers a more comprehensive selection of amenities including excellent shopping facilities at Fremlins Walk and the Mall, two museums, theatre, county library, multi-screen cinema and two further railway stations connected to London. There is a wider selection of schools for older children in and around the town centre. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

ON THE GROUND FLOOR

ENTRANCE CANOPY

Approached by Indian sandstone steps with timber ranch style balustrade. Outside light. Half glazed entrance door.

LOUNGE/DINING ROOM 15' 10" x 11' 10" (4.82m x 3.60m)
Wood laminate flooring. Low level meters cupboard. Radiator. Window to front, eastern aspect. Staircase to first floor. Understairs storage cupboard.



Floor area 650 sq' approximately.
N.B: Not to scale, for guidance only.

KITCHEN/BREAKFAST ROOM 11' 10" x 9' 3" (3.60m x 2.82m)

Well fitted with units having beechwood finish door and drawer fronts, stainless steel fittings and black granite effect working surfaces. comprising; Stainless sink unit with mixer tap, cupboards under. Four burner gas hob with oven beneath and extrator hood above. Wall mounted Worcester gas fired boiler supplying central heating and domestic hot water throughout. Plumbing for automatic washing machine and dishwasher. Breakfast bar with radiator beneath. Tiled splashbacks. Window and glazed door to;

CONSERVATORY 9' 2" x 7' 8" (2.79m x 2.34m)

Poly-carbonate roofing. Double glazed windows. Door to paved terrace and garden.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 11' 10" x 8' 10" (3.60m x 2.69m)

Window to rear. Raidator.

BEDROOM 2 11' 10" x 7' 6" (3.60m x 2.28m)

Window to front with views. Radiator.

BATHROOM

White suite with chromium plated fittings, comprising; Panelled bath with separate shower over, rainforest shower head and glass shower screen. Pedestal wash hand basin. Low level WC. Tiled splashbacks. Vinyl flooring. Built-in cupboard with lagged copper cylinder.

OUTSIDE

The front garden provides parking with brick paviours.



DIRECTIONS

(ME15 8XL) From our Bearsted Office proceed in a southerly direction into Yeoman Lane, passing the village green on the left hand side, at the junction with the Ashford Road, turn right taking the second turning on the left into Spot Lane, continue for some distance through the traffic calming measures onto Mallards Way, with the Len Valley Nature Reserve on the left hand side. At the roundabout take the second exit into Deringwood Drive, first left into Gorham Drive and Ravens Dane Drive will be found on the

Energy performance certificate (EPC)

10, Ravens Dane Close
Downswood
MAIDSTONE
ME15 8XL

Energy rating

C

Valid until 26 October 2022

Certificate number

0003-2845-7294-9527-0535

Property type

Mid-terrace house

Total floor area

55 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be A.

[See how to improve this property's energy performance.](#)