

George Webb Finn, 43 Park Road, Sittingbourne, Kent, ME10 1DY



## 31 Maylam Gardens, Sittingbourne, ME10 1GA

**£1,450 Per Calendar Month**

Welcome to Maylam Gardens, a charming semi-detached house located to the west of Sittingbourne, within easy walk to Westlands School and a short drive to Key Street Roundabout. This delightful family property overlooks the central park on this popular small development and has been tastefully redecorated and carpeted throughout in recent years.

The house boasts a reception room and kitchen / dining room, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make themselves at home.

One of the highlights of this lovely house is the two well-appointed bathrooms, ensuring convenience and comfort for all residents. No more queuing for the shower in the morning rush!

Parking is always a premium, but fear not, as this property offers parking space for up to two vehicles and a garage.

This property will be ready to move into from 1 February, one small family pet will be considered and a maximum of 2 children. Smokers however are not permitted. A minimum gross household income of £43,500.00 will be required for rent affordability checks.

## GROUND FLOOR

Through double glazed entrance door into

### Entrance Hall

Fitted carpet, radiator, smoke detector, stairs to the first floor and door leading to:

### Living Room 13'11" x 11'11" (4.246 x 3.640)

Fitted carpet, double glazed window, fireplace with wooden surround and marble effect insert & electric fire, television point, Sky leads, telephone point, radiator, cupboard under stairs, room thermostat

### Cloak Room

Herringbone effect laminate flooring, low level WC, wall mounted wash hand basin with tiled splash back & mirror above, radiator, extractor fan.

### Kitchen / Diner 15'1" x 7'10" (4.609 x 2.398)

Wood effect laminate flooring, range of matching beech wall and base units with inset single bowl steel sink and draining board with mixer tap, electric oven with matching gas hob & extractor hood over, space for washing machine and dishwasher under worksurfaces, space for fridge/freezer, gas fired boiler, spot lights, radiator, double glazed window to the rear and double glazed sliding French door

## FIRST FLOOR

### Stairs & Landing

Fitted carpet, radiator, airing cupboard with hot water cylinder, loft hatch, smoke detector

### Bedroom One 13'10" (max) x 8'3" (4.224 (max) x 2.525)

Fitted carpet, fitted wardrobe with hanging rail and shelf above, double glazed window, radiator, telephone and TV point. Door to:

### En-Suite Shower Room

Ligh wood effect vinyl flooring, fully tiled shower cubicle with electric shower, pedestal wash hand basin with tiled splashback, low level WC, ceiling extractor fan, radiator, light and shaver socket

### Bedroom Two 9'5" x 8'7" (2.879 x 2.624)

Fitted carpet, radiator, double glazed window

### Bedroom Three 8'7" x 6'8" (2.629 x 2.035)

Fitted carpet, radiator, double glazed window

### Bathroom

Grey tile effect vinyl flooring, matching white bathroom suite comprising low level WC, panelled bath with tiled surround, pedestal wash hand basin with tiled splash back, radiator, double glazed window, extractor fan

### OUTSIDE

Small lawn area to front with pathway and border to side leading to front door

Fair sized fully enclosed rear garden with paved patio area leading onto lawn with borders containing mature shrubs to side and rear, side pedestrian access.

Single garage (with power and lighting) and driveway to side of property with off road parking for two cars

## GENERAL INFORMATION

Rent £1,450.00 per calendar month

Deposit £1,673.07

Holding Deposit £334.61

Tenancy An Assured Shorthold Tenancy of twelve duration

Viewings Strictly by prior appointment with the agent

Authority Swale Borough Council – Band D

EPC Rating D - 67

Conditions Regret no smokers. One small pet considered.

Minimum Household Income Required £43,500 per year

Verified Material Information

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: 1 x Garage, 2 x Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

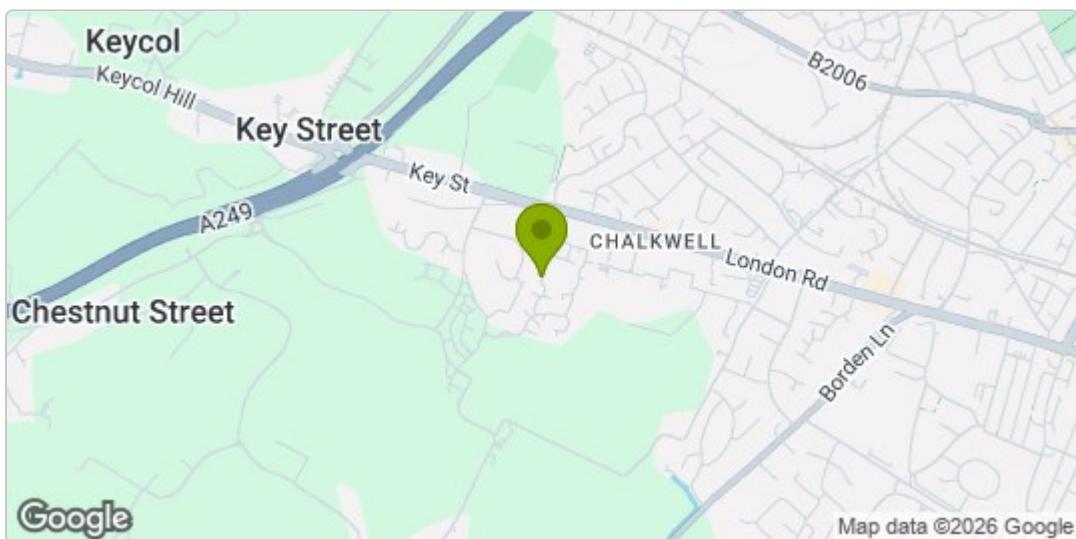
Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

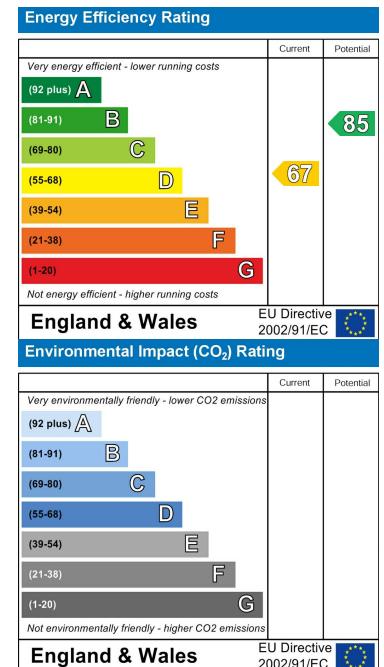
# Floor Plan

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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