



9 Bodsham Crescent, Bearsted, Maidstone, ME15 8NL
Price £475,000



**** GENEROUS REAR GARDEN ** CUL-DE-SAC POSITION **** An attractive and well planned link-detached house situated within a sought after residential development in Bearsted, adjacent to the picturesque Len Valley and Mallards Park, offering superb recreational facilities including excellent walks. The property was constructed approximately 30-years ago and has the benefit of gas fired central heating, UPVC double glazed windows, modern family bathroom and tasteful décor throughout. The good size gardens are a distinct feature and are well screened offering a high degree of seclusion. The garage and driveway offers ample parking for 3+ vehicles.

The property is ideally located to take advantage of local amenities within Bearsted including local shops and doctors surgery. There are excellent transport links via the nearby mainline train station and easy access to the M20 & M2 motorways together with close proximity to the superb Thurnham and Roseacre schools, the picturesque village green with a choice of cafe's, pubs and restaurants. Leisure facilities include golf, bowls and tennis clubs, nearby leisure centres, whilst the beautiful grounds of both Leeds Castle and Mote park are nearby. EPC rating: D. Council Tax Band: E. Tenure: Freehold.



ACCOMODATION

Ground Floor:

Entrance Hall

Sitting Room

Dining Room

Kitchen/ Breakfast Room

Cloakroom

First Floor:

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Family Bathroom

Externally:


Garden

Garage

Viewing:

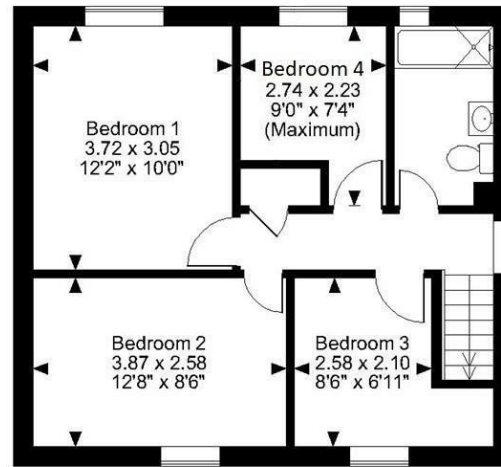
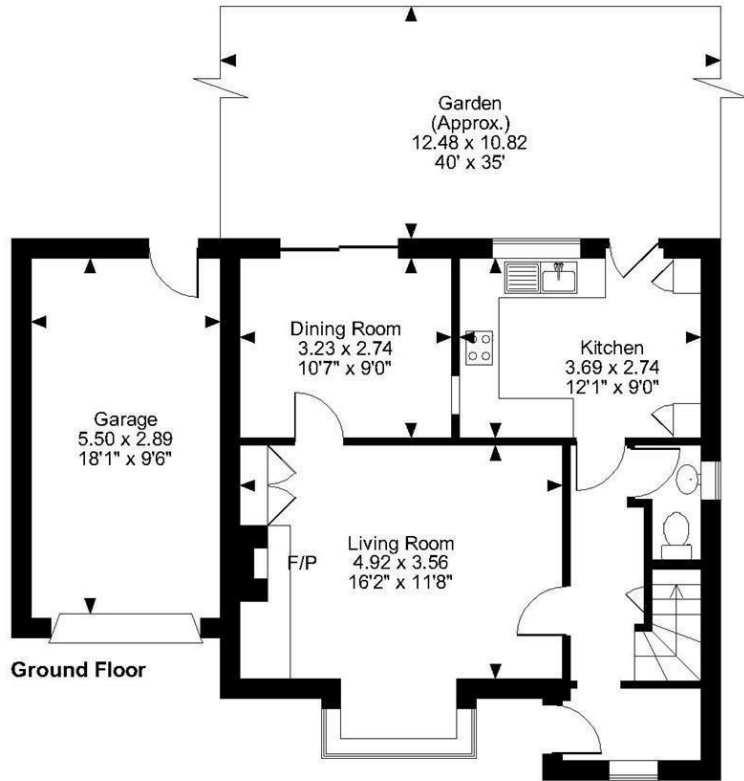
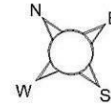
Strictly by arrangement with the Agent's Bearsted
Office: 132 Ashford Road, Bearsted, Maidstone, Kent
ME14 4LX. Tel: 01622 739574.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area
 Main House = 1015 Sq Ft/94 Sq M
 Garage = 171 Sq Ft/16 Sq M
 Total = 1186 Sq Ft/110 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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