



97 Ashford Road, Bearsted, Maidstone, ME14 4BS
Guide Price £550,000

**** GUIDE PRICE: £550,000 - £575,000 ** NO ONWARD CHAIN **** This stunning extended semi-detached house with impressive 100ft rear garden provides flexible family accommodation. The downstairs comprises entrance porch to front, entrance hall, cloakroom, cosy sitting room with bay window and attractive shutter blinds, and a family area with log burner leading to a fabulous open-plan kitchen/dining area with lantern window and bi-fold doors to the rear garden, offering plenty of space for entertaining guests or enjoying time with family. You will find two spacious double bedrooms, a study and a family bathroom to the first floor, with a further two bedrooms and shower room to the second floor.

Externally, there is a beautifully maintained rear garden with well-established shrubs and borders, in addition to a large patio seating area with access to the detached bar/entertainment room and store. Furthermore, the property boasts a large driveway capable of accommodating numerous cars, ensuring ample parking space for you and your guests.

The property is perfectly positioned to take full advantage of all local amenities within Bearsted, including the excellent transport links via mainline train station and access to the M2 & M20 motorways, together with its close proximity to the renowned Thurnham Junior & Roseacre Primary schools, and just a 10 minute walk from the picturesque Village Green with a selection of fantastic pubs and restaurants. Leisure facilities include Bearsted golf, bowls and tennis clubs, nearby leisure centres, whilst the beautiful grounds of both Leeds Castle and Mote Park are also close by. Tenure: Freehold. EPC Rating: E. Council Tax Band: E



Ground Floor:

Porch

Entrance Hall

Cloakroom

Sitting Room

Family Room

Kitchen/Dining Room

First Floor:

Principal Bedroom

Bedroom 2

Study

Bathroom

Second Floor:

Bedroom 3

Bedroom 4

Shower Room

EXTERNALLY

Driveway

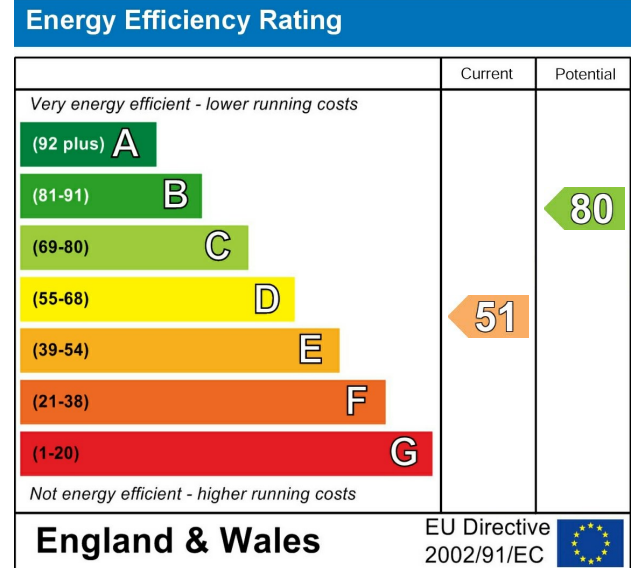
Rear Garden

Bar/Entertainment Room

Store

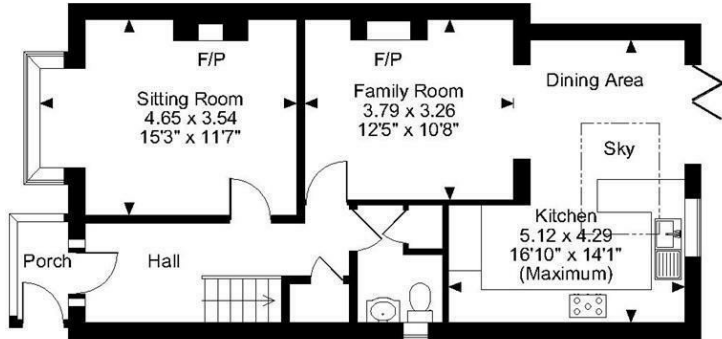
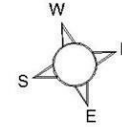
VIEWING

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

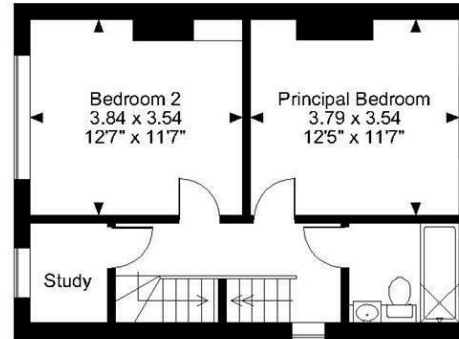


Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

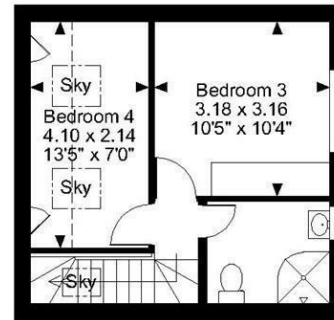
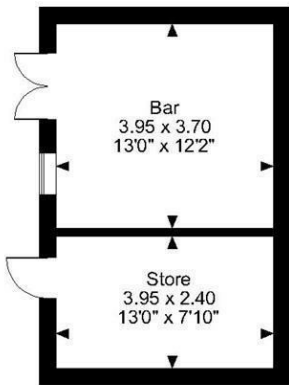
Ashford Road, Bearsted, Maidstone
 Approximate Gross Internal Area
 Main House = 1375 Sq Ft/128 Sq M
 Barn & Store = 266 Sq Ft/25 Sq M
 Total = 1641 Sq Ft/153 Sq M



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8567150/TOW

