



**6 Royston Road, Bearsted, Maidstone, ME15 8NS**  
**Guide Price £500,000**



**\*\* GUIDE PRICE £500,000 - £525,000 \*\*** Introducing a modern and well-extended three-bedroom, three-bathroom semi-detached house situated on the popular Royston Road, Bearsted. This property is perfect for those seeking open-plan living with ample space for both relaxation and entertainment.

Step inside, and you will be greeted by a bright entrance hall with a large storage cupboard, a shower room, a utility room, a cosy sitting room, and an impressive open-plan family room, dining area, and modern kitchen providing an ideal space to entertain guests or relax with family. On the first floor, you will find a principal bedroom with en-suite shower room, two further generously sized double bedrooms, a study, and a family bathroom. Externally, the property boasts a well-established and maintained south facing rear garden, perfect for outdoor dining or simply enjoying the sunshine, whilst the driveway to the front with shrub borders, offers parking for two vehicles.

Bearsted boasts excellent transport links via mainline train station, and easy access to the M20 and M2 motorways. the picturesque Village Green with a selection of popular pubs and restaurants and cafe is within walking distance. Superb infant and primary schools are close by and leisure facilities within the village include golf, bowls and tennis clubs, whilst the beautiful grounds of both Leeds Castle and Mote Park are also close by. Tenure: Freehold. EPC Rating: D. Council Tax Band: E.



Ground Floor:

Entrance Hall

Shower Room

Utility Room

Sitting Room

Kitchen/Dining Room

Family Room

First Floor:

Bedroom One

En-suite Shower Room

Bedroom Two

Bedroom Three

Study

Family Bathroom

EXTERNALLY


Driveway

Rear Garden

VIEWING

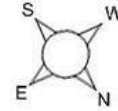
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>	65	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Royston Road, Bearsted, Maidstone  
 Approximate Gross Internal Area  
 Main House = 1341 Sq Ft/125 Sq M  
 Shed = 67 Sq Ft/6 Sq M  
 Total = 1408 Sq Ft/131 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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