



178A Ashford Road, Bearsted, Maidstone, Kent, ME14 4NB
Guide Price £800,000

**** GUIDE PRICE £800,000 - £850,000 **** A rare to market and incredibly charming semi-detached period property with significant potential. This substantial 3-bedroom residence spans over 2,200 sq ft internally, and benefits from an approximate 200 ft south facing rear garden. In recent years, the roof has been re-tiled, the lead work over the porch has been replaced and double glazed windows have been installed.

Step inside via the entrance porch which leads through to the impressive entrance hall with grand wraparound staircase featuring stained glass window, spacious sitting room with fireplace and log burner, bright & airy drawing room with french doors leading to the raised patio area, kitchen which opens up into the conservatory, small study, and downstairs wet room.

Externally, the wonderful outdoor space provides fantastic potential for creating a stunning landscaped garden, ideal for relaxing, entertaining, and enjoying the sunshine. Additionally, the property boasts an attached garage, providing convenient parking and additional storage space with ample parking for a few vehicles in front. The slightly elevated position on a private road gives a sense of privacy.

NO FORWARD CHAIN. Tenure: Freehold. EPC Rating: D. Council Tax Band: F.



LOCATION

Situated on the periphery of Bearsted, ideally located to take full advantage of all local amenities, particularly the excellent transport links via mainline train station and access to the M2 & M20 motorways, together with its close proximity to the highly regarded Thurnham & Roseacre Schools, and less than a 10-minute walk from the picturesque Village Green via the Woodland Trust, with a selection of fantastic pubs, restaurants, café, and butchers. Leisure facilities include Bearsted golf, bowls and tennis clubs, whilst the beautiful grounds of both Leeds Castle and Mote Park are also close by.

ACCOMMODATION

Ground Floor:

Entrance Porch

Entrance Hall

Wet Room

Study

Sitting Room

Drawing Room

Kitchen

Conservatory

First Floor:

Bedroom One

En-suite Shower Room

Bedroom Two

Bedroom Three

Family Bathroom

EXTERNALLY

Garage

Driveway

Gardens

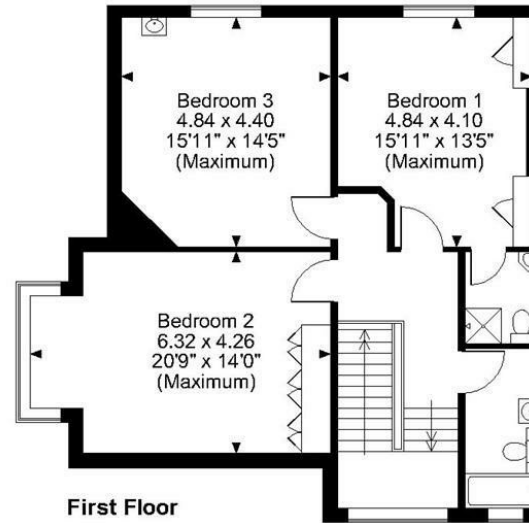
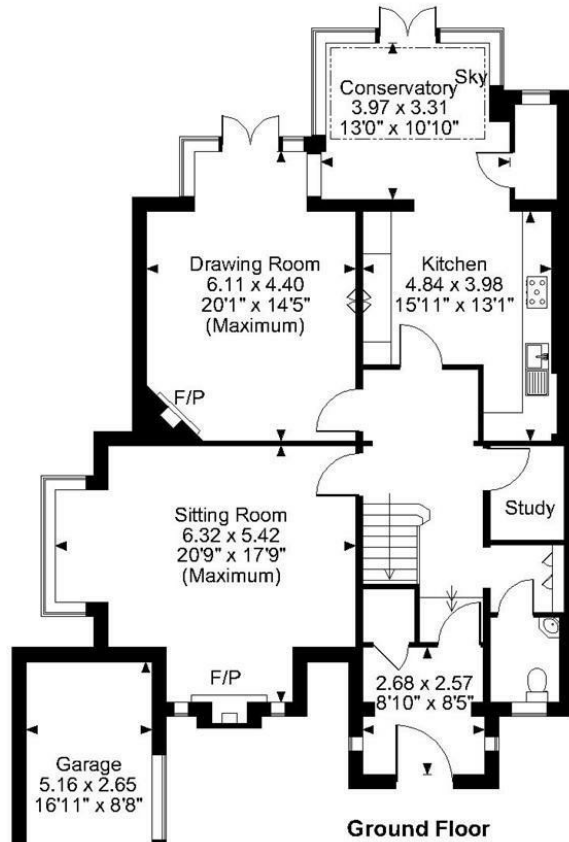
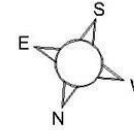
VIEWING

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





Ashford Road, Bearsted, Maidstone
Approximate Gross Internal Area
 Main House = 2214 Sq Ft/206 Sq M
 Garage = 147 Sq Ft/14 Sq M
 Total = 2361 Sq Ft/220 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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