



**9 Frithwood Close, Downswood, Maidstone, Kent, ME15 8UT**  
**Offers In Excess Of £425,000**

A beautifully presented 3-bedroom link detached family home which has been well-maintained and modernised, and is located within a cul-de-sac in the popular area of Downswood, Maidstone.

The ground floor comprises an entrance hall, bright and airy living room, fitted kitchen with dining area, access to the integral garage, and downstairs WC. Upstairs, there are three bedrooms and a family bathroom.

The property features a secluded and landscaped garden with a few decked areas, and a spacious garden room with bar. At the front is a driveway providing parking for a couple of vehicles and access to the garage, whilst the front garden is laid to lawn with an established magnolia tree in the centre.

Downswood is served by a small parade of shops and is within close proximity of reputable local schools. The picturesque village centre of Bearsted is close by where there is a delightful Green, surrounded by historic buildings, sports/leisure clubs, pubs, cafe's, restaurants, parish church and London line station. The beautiful grounds of Mote Park are within walking distance, and there is a frequent bus service to Maidstone town centre, which is approximately 3-miles distance. Tenure: Freehold. EPC Rating: D. Council Tax Band: D.



**Ground Floor:**

**Entrance Hall**

**Cloakroom**

**Sitting Room**

**Kitchen/Dining Area**

**First Floor:**

**Principal Bedroom**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

**Externally:**

**Integral Garage**

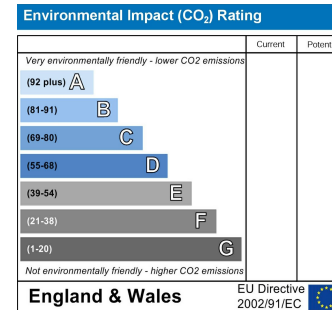
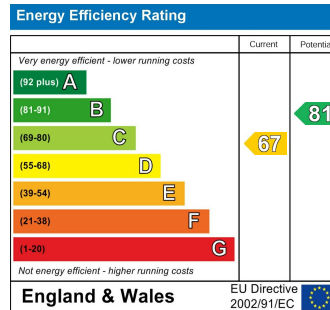
**Driveway**

With side access to rear garden

**Garden Room**

**Viewing:**

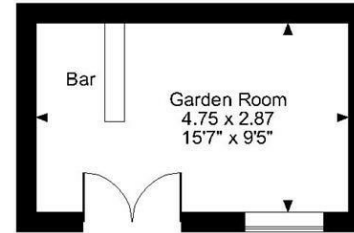
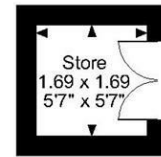
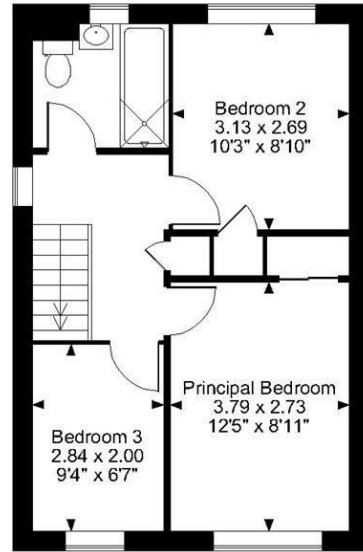
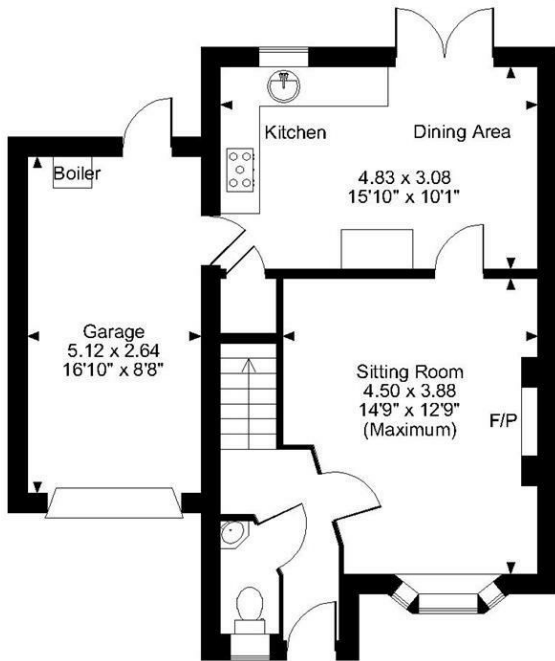
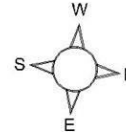
Strictly by arrangement with the Agent's Bearsted Office: 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.



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



**Downswood, Maidstone, Kent**  
**Approximate Gross Internal Area**  
**Main House = 816 Sq Ft/76 Sq M**  
**Garage = 145 Sq Ft/14 Sq M**  
**Outbuilding = 178 Sq Ft/16 Sq M**  
**Total = 1139 Sq Ft/106 Sq M**



**Ground Floor**

**First Floor**

**Outbuilding**

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

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8584767/SS

