



**Griffins Weaving Street, Weaving, Maidstone, Kent, ME14 5JS**  
**Offers In Excess Of £600,000**



**\*\* PLANNING PERMISSION GRANTED \*\*** Griffins is one of a few undeveloped 1930's detached residences, set in the highly desirable no-through road of Weaving Street, offering c1,300 sq ft of living accommodation on a generous plot of nearly 1/5 acre, with planning permission granted to extend over 3 storeys and over 2,700 sq ft if desired.

The entrance leads to a hallway with a cloakroom, opening into a bright kitchen/breakfast room with garden access. The kitchen features modern appliances and a breakfast bar. Connected is a split-level living room with garden views. A double bedroom with en-suite, along with another double bedroom can also be found on the ground floor. Upstairs, the third bedroom has eaves storage and an en-suite bathroom with a corner bath.

The generous plot, featuring nearly 1/5 of an acre, includes a generous driveway alongside a well-established front garden, whilst the beautifully landscaped rear garden extends to over 130ft long and benefits from a detached garage and greenhouse. Tenure: Freehold. Council Tax Band: E. EPC Rating: D.



## LOCATION

Weaving offers convenient living being within close proximity of a large supermarket, the highly regarded St. John's primary school, and local pubs. The charming village center of Bearsted is also nearby, featuring a delightful Green, various shops, pubs, restaurants, a parish church, and a mainline station offering services to London, Ashford International, and the coast. Moreover, the area benefits from excellent access to the M2 & M20 motorways.

## ACCOMMODATION

### Ground Floor:

Entrance Hall

Bedroom

En-suite Bathroom

Bedroom

Cloakroom

Inner Hall

Sitting Room

Dining Room

Kitchen/Breakfast Room

### First Floor:

Bedroom

En-suite Bathroom

### EXTERNALLY

Front Garden

Driveway

Garage

Rear Garden

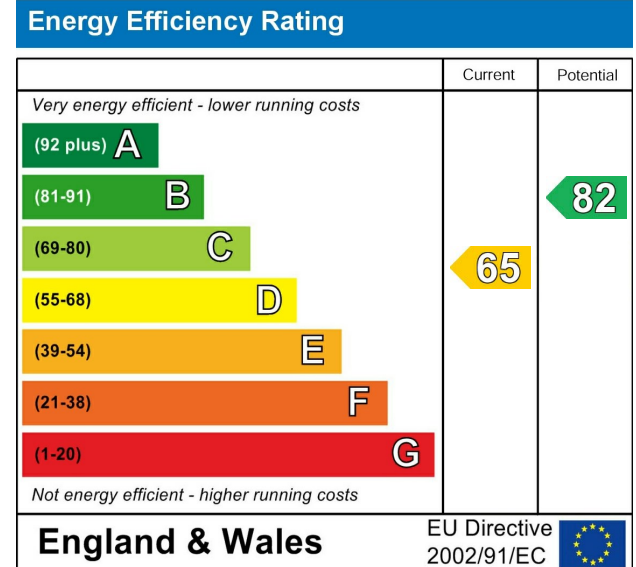
Greenhouse

### VIEWING

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

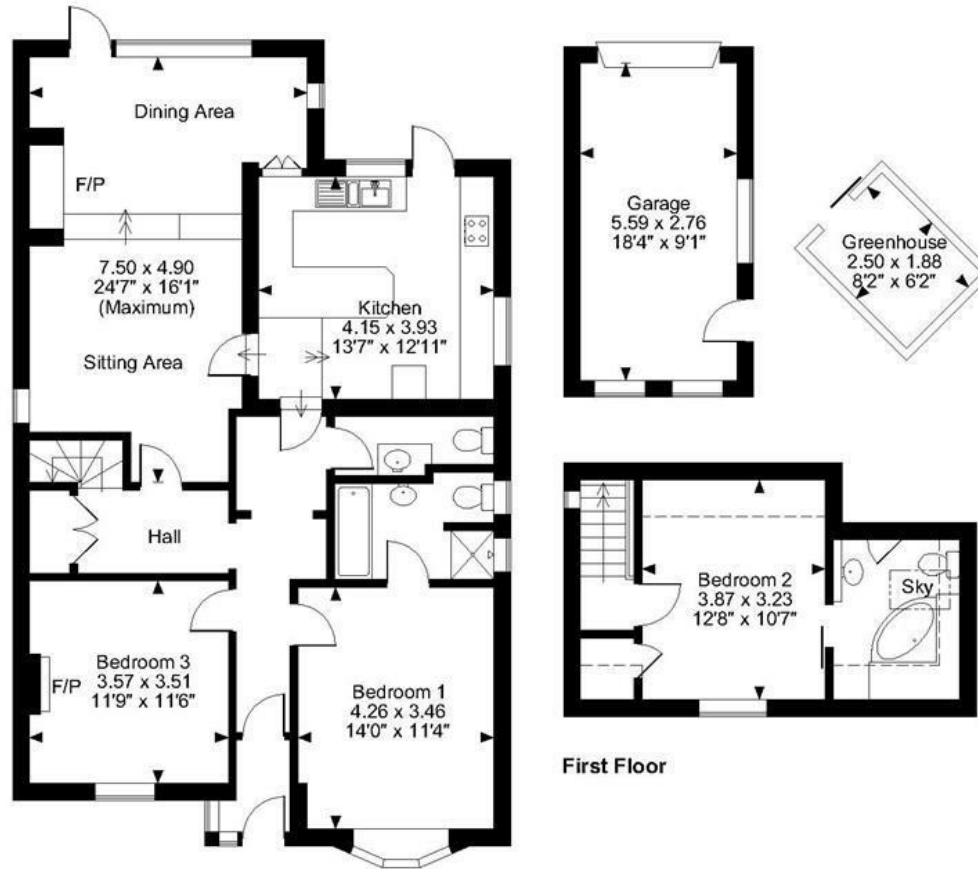
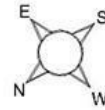
### AGENT'S NOTE

Planning permission has been granted to extend the property over 3 storeys. For planning details, please refer to the Maidstone Borough Council Planning website, Ref: 23/503890. There is an opportunity for significant expansion by adding a striking open-plan family room on the ground floor and incorporating five bedrooms with en-suite bathrooms on the first and second floors, increasing the property size to over 2,700 sq ft.



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**Weaving Street, Weaving, Maidstone**  
**Approximate Gross Internal Area**  
**Main House = 1296 Sq Ft/120 Sq M**  
**Garage = 166 Sq Ft/15 Sq M**  
**Greenhouse = 51 Sq Ft/5 Sq M**  
**Total = 1513 Sq Ft/140 Sq M**



**Ground Floor**

**First 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

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