



23 Plantation Lane, Bearsted, Maidstone, Kent, ME14 4BH
Guide Price £475,000

**** GUIDE PRICE £475,000 - £500,000 **** Introducing this enchanting 1930's semi-detached house boasting 3 bedrooms and a sprawling rear garden of approximately 120 feet. Nestled on a coveted street in Bearsted, this home offers huge potential for modernisation, as well as the possibility of extending and converting the loft space if desired.

The ground floor welcomes you with an inviting entrance hall, leading to a comfortable sitting room, a charming dining room, a fitted kitchen, and a convenient shower room. Upstairs, two generous double bedrooms, a cosy single bedroom, and a family bathroom await.

Outside, the driveway accommodates at least two vehicles and presents an opportunity for expansion over the lush front lawn. The extensive rear garden, adorned with established borders, is predominantly laid to lawn and features a detached garage, a large vegetable patch, a greenhouse, and two storage sheds. Tenure: Freehold. EPC Rating: D. Council Tax Band: D.



LOCATION

Situated in the centre of Bearsted, ideally located to take full advantage of all local amenities, including convenient transport links via a mainline train station and access to the M2 & M20 motorways, together with its close proximity to the highly regarded Thurnham Junior & Roseacre Primary Schools, and just a short walk from the picturesque Village Green with a selection of excellent 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 easily accessible.

ACCOMMODATION

Ground Floor:

Entrance Hall

Shower Room

Dining Room

Sitting Room

Kitchen

First Floor:

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

EXTERNALLY

Front Garden

Driveway

Garage


Rear Garden

Shed x 2

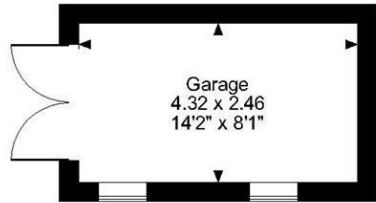
Greenhouse

VIEWING

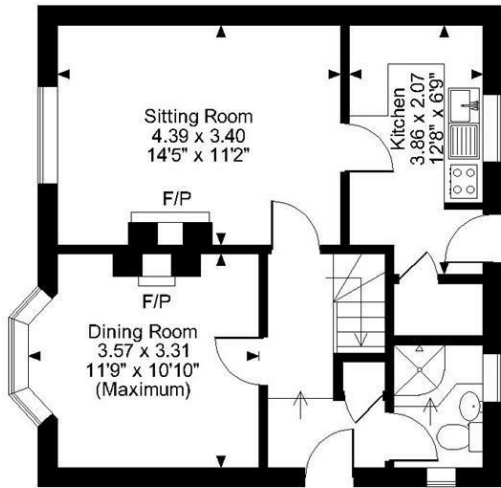
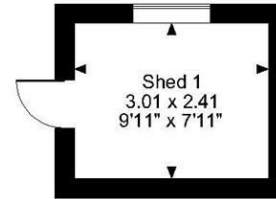
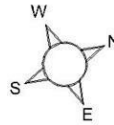
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX . Tel: 01622 739574.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

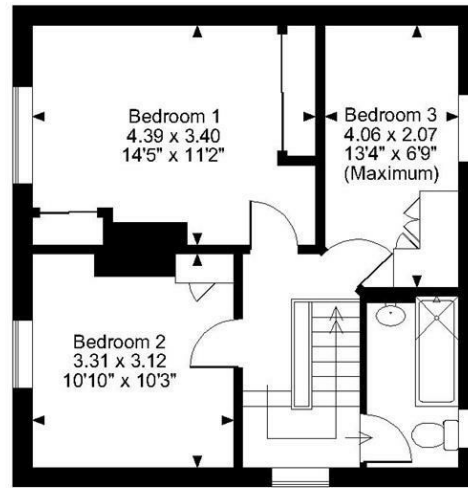
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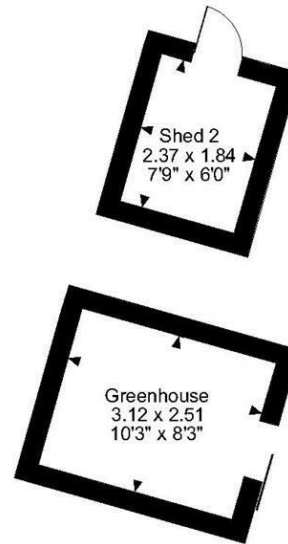
Plantation Lane, Bearsted, Maidstone
 Approximate Gross Internal Area
 Main House = 970 Sq Ft/90 Sq M
 Garage = 114 Sq Ft/11 Sq M
 Sheds & Greenhouse = 209 Sq Ft/19 Sq M
 Total = 1293 Sq Ft/120 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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