



**7 Aviemore Gardens, Bearsted, Maidstone, ME14 4BA**  
**Price £465,000**





This attractive extended and modernised 3/4 bedroom semi-detached residence is situated in the quiet Aviemore Gardens cul-de-sac, centrally located in Bearsted and within walking distance of the renowned Thurnham & Roseacre schools, as well as being within the catchment area of SST and Invicta Grammar.

Upon entry, via the porch, you are greeted by a generous entrance hall leading to the ground floor accommodation which comprises, extended sitting/dining room with in-built media system including motorised projector screen with remote and large sliding patio door leading to the rear garden, luxurious kitchen with silestone quartz worktops and Karndean flooring, a multifunctional room/4th bedroom, a shower room and a separate W.C. The first floor is accessed via the fabulous bespoke birch plywood and engineered wood staircase, and features three well-sized bedrooms, incorporating the principal with bespoke built-in drawers under the eaves and built-in wardrobe. Additionally, a modern family bathroom with vaulted ceiling, a bath and impressive shower with led lighting, radio and Bluetooth completes the upstairs.

The property boasts an attractive resin driveway to the front with parking for up to three vehicles, with a walled border and flower bed. The private rear garden has been beautifully landscaped including recently fitted composite decking providing a fabulous seating area for entertaining family and friends, composite fencing all round, a well-kept lawn with tree and shrub lined borders, and a useful shed. Tenure: Freehold. EPC Rating: C. Council Tax Band: D.



**LOCATION:**

The residence is ideally located to fully benefit from the array of local amenities in Bearsted, especially the convenient transportation options provided by the mainline train station and access to the M2 & M20 motorways. Additionally, it is situated near the exceptional Thurnham and Roseacre schools, as well as being within the catchment area of SST and Invicta Grammar. In addition, the property is just a short 15-minute stroll from the charming Village Green, which hosts a variety of top-notch pubs and restaurants. Leisure pursuits are well catered for with nearby facilities like Bearsted golf, bowls and tennis clubs, while the stunning grounds of both Leeds Castle and Mote Park are in close proximity.

**ACCOMMODATION**

**Ground Floor:**

Entrance Porch

Entrance Hall

Sitting/Dining Area

Kitchen

Playroom/Bedroom 4

Shower Room

**W.C.**

**First Floor:**

Landing

Principal Bedroom

Bedroom 2

Bedroom 3

Family Bathroom


**EXTERNALLY**

Driveway

Rear Garden

**VIEWING**

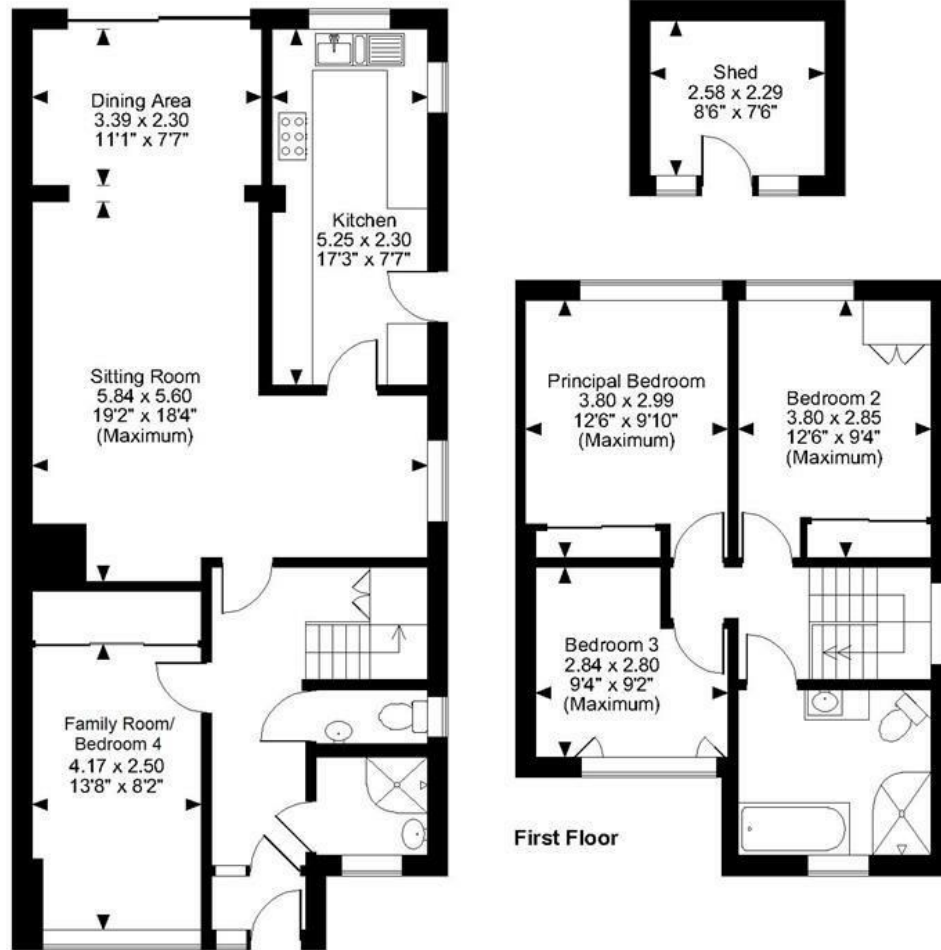
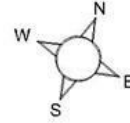
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX . Tel: 01622 739574.

| Energy Efficiency Rating                           |                            |                                                                                     |
|----------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                                    | Current                    | Potential                                                                           |
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                     |
| (92 plus) <b>A</b>                                 |                            |                                                                                     |
| (81-91) <b>B</b>                                   |                            | <b>85</b>                                                                           |
| (69-80) <b>C</b>                                   | <b>72</b>                  |                                                                                     |
| (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<br>2002/91/EC |  |

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**Aviemore Gardens, Bearsted, Maidstone**  
**Approximate Gross Internal Area**  
**Main House = 1272 Sq Ft/118 Sq M**  
**Garage = 64 Sq Ft/6 Sq M**  
**Total = 1336 Sq Ft/124 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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