



**7 Mallings Lane, Bearsted, Maidstone, ME14 4EY**  
**Price £475,000**



This attractive 3-bedroom detached family home is very well presented and is located in a sought-after residential development in Bearsted, situated within walking distance of the charming Village Green.

As you approach the property, you will notice a driveway with ample space for two vehicles, with the potential to expand if desired. Inside, the house features an inviting entrance porch, a spacious sitting room, a dining room that opens into a conservatory, a well-equipped kitchen, a utility room with a door to the rear garden, and a convenient downstairs WC. On the upper floor, you will find two generous double bedrooms, a comfortable single bedroom, and a family bathroom. The front garden is laid to lawn with attractive shrub borders, while the back garden offers a mainly lawned area with a paved seating space for outdoor relaxation. Gutters, fascias, soffits and front door have all been replaced within the last year.


Bearsted has fantastic local amenities, including the excellent transport links via London line station taking you straight into Victoria, and easy access to the M20 and M2 motorways. The picturesque Village Green with a selection of pubs, restaurants and café all within walking distance, whilst the property falls within the catchment area for the renowned Thurnham & Roseacre Schools. Leisure facilities in the village include golf, bowls and tennis clubs, whilst the beautiful grounds of both Leeds Castle and Mote Park are also close by. Tenure: Freehold. EPC Rating: E. Council Tax Band: E.



- Ground Floor:
- Entrance Porch
- Sitting Room
- Dining Room
- Conservatory
- Kitchen
- Utility Room
- Cloakroom
- First Floor:
- Bedroom One
- Bedroom Two
- Bedroom Three
- Family Bathroom
- EXTERNALLY
- Gardens
- Driveway
- Garage
- VIEWING

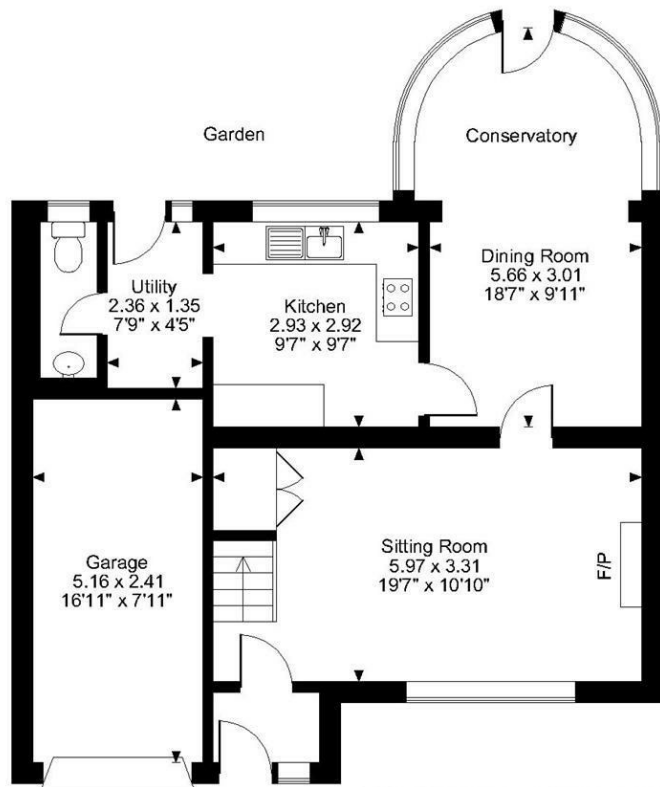
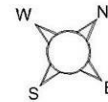
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX . Tel: 01622 739574.

### Energy Efficiency Rating

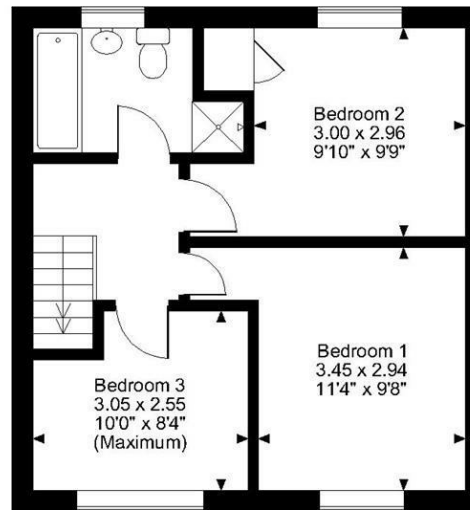
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>75</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Mallings Lane, Bearsted, Maidstone**  
**Approximate Gross Internal Area**  
**Main House = 1024 Sq Ft/95 Sq M**  
**Garage = 134 Sq Ft/12 Sq M**  
**Total = 1158 Sq Ft/107 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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