



**57 Birling Avenue, Bearsted, Maidstone, ME14 4LN**  
**Offers In The Region Of £475,000**

A well-presented 3 bedroom link-detached house situated in a sought after location within Bearsted. The ground floor accommodation comprises entrance porch, hall, cloakroom, sitting room, dining room with patio doors to the rear garden, and a modern extended kitchen with skylights and French doors opening out to the rear garden. The first floor comprises 3 bedrooms and modern family bathroom with shower and bath. Externally, the front garden features an area of lawn with flower borders, a driveway for two cars and an attached garage. The rear garden is secluded and mainly laid to lawn.

The property is perfectly positioned to take full advantage of all local amenities within Bearsted, in particular the excellent transport links via mainline train station and access to the M2 & M20 motorways, together with its close proximity to the outstanding Roseacre & Thurnham schools and just a 10 minute walk from the picturesque Village Green with a selection of 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 also close by. NO FORWARD CHAIN. Tenure: Freehold. EPC Rating: D. Council Tax Band: E.



## ACCOMMODATION

Ground Floor:

Porch

Entrance Hall

Cloakroom

Sitting Room

Dining Room

Kitchen/Breakfast Room

First Floor:

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

EXTERNALLY

Attached Garage

Driveway

Front Garden

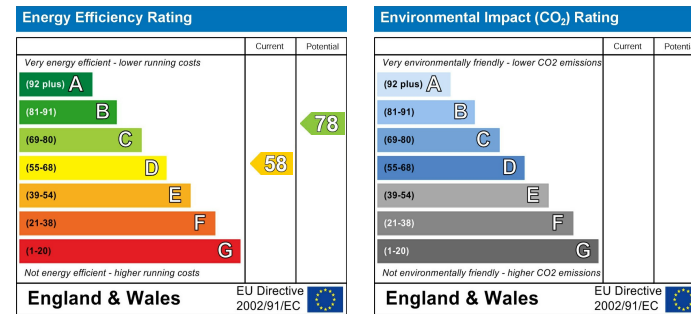
Rear Garden

Greenhouse

## Shed

### VIEWING

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

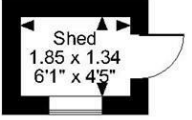
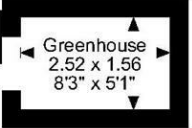
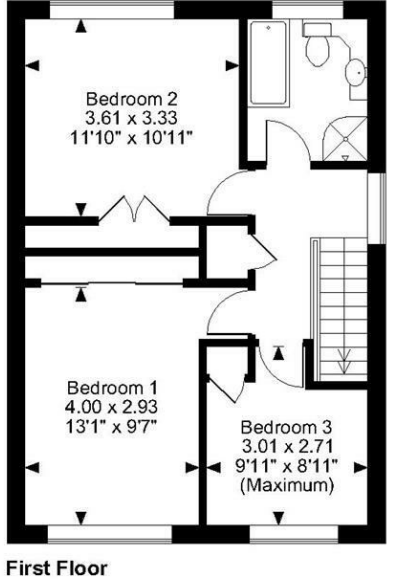
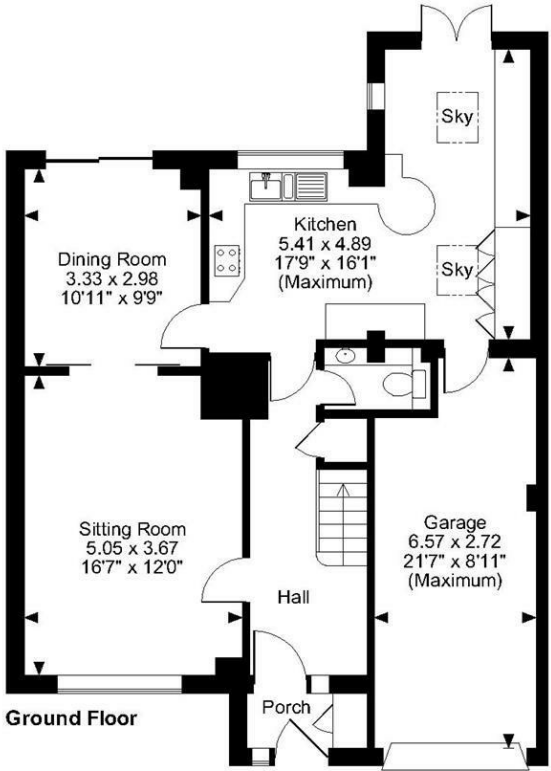
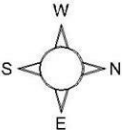


Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part 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





**Bearsted, Maidstone, Kent**  
**Approximate Gross Internal Area**  
**Main House = 1227 Sq Ft/114 Sq M**  
**Garage = 181 Sq Ft/17 Sq M**  
**Outbuilding = 69 Sq Ft/6 Sq M**  
**Total = 1477 Sq Ft/137 Sq M**



**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/8611904/SS