



26 Aviemore Gardens, Bearsted, Maidstone, Kent, ME14 4BA
Offers In The Region Of £475,000



Located within the peaceful cul-de-sac of Aviemore Gardens in Bearsted, this generously proportioned and modernised 3 bedroom semi-detached house features an impressive c70ft private rear garden.

Upon stepping inside, you will find a large entrance porch that the current owners have added, which could easily be part converted into study space if required. The entrance hall leads to a spacious sitting room/dining area, a contemporary fitted kitchen, a converted integral garage which is currently used as a dining/family room or could be used as a 4th bedroom if desired, as well as a convenient cloakroom. Upstairs, there are three well-proportioned bedrooms and a stylish family bathroom.

Outside, the driveway currently accommodates up to two vehicles and has potential for greater parking if some of the front garden was used. The sizeable rear garden is facing south east, extending to approximately 70ft and is mainly laid to lawn with recently laid patio seating area, large enough for hosting family and friends. Additionally, there is a summer house and practical shed to the rear. Tenure: Freehold. EPC Rating: D. Council Tax Band: D.



LOCATION

The property is superbly positioned to take full advantage of all local amenities within Bearsted, including the close proximity to the renowned Thurnham Junior & Roseacre Primary schools, being just a 15 minute walk from the picturesque Village Green with a selection of gastro pubs, cafe's and restaurants. The excellent transport links include mainline train station into Victoria and access to the M2 & M20 motorways. Leisure facilities include Bearsted golf, bowls and tennis clubs, whilst the beautiful grounds of both Leeds Castle and Mote Park are also close by.

ACCOMMODATION

Ground Floor:

Entrance Porch

Hallway

Cloakroom

Family Room/Bedroom 4

Sitting/Dining Room

Kitchen

First Floor:

Bedroom 1

Bedroom 2

Bedroom 3

Family Bathroom

EXTERNALLY

Driveway

Front Garden

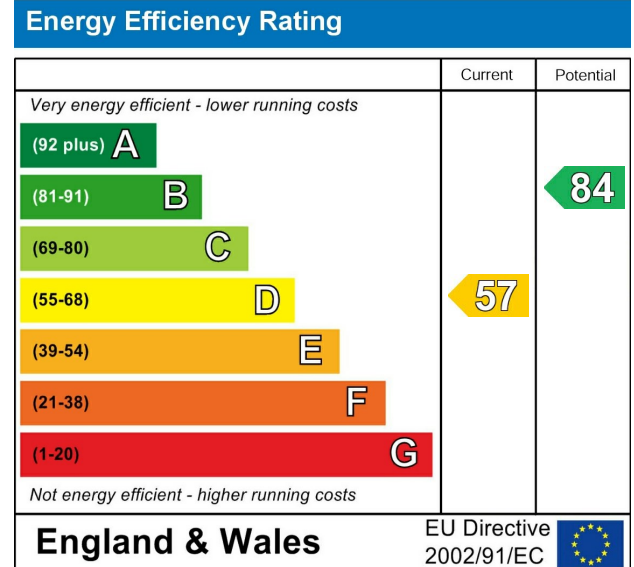
Rear Garden

Summerhouse

Shed

VIEWING

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



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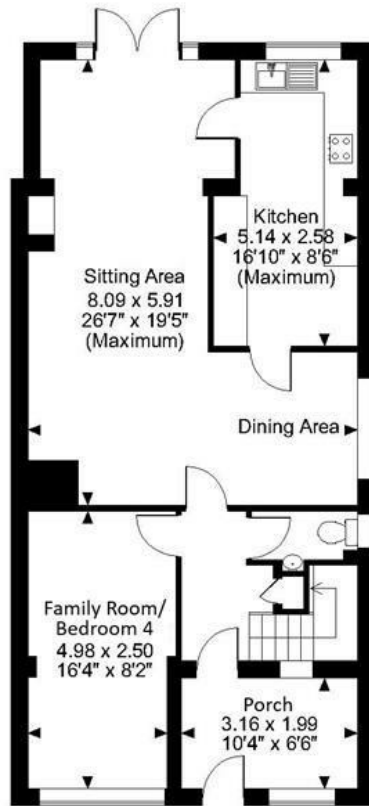
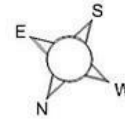
Aviemore Gardens, Bearsted, Maidstone, Kent

Approximate Gross Internal Area

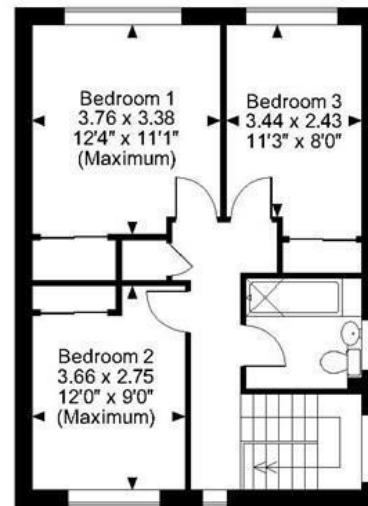
Main House = 1329 Sq Ft/123 Sq M

Summer House & Shed = 59 Sq Ft/5 Sq M

Total = 1388 Sq Ft/128 Sq M

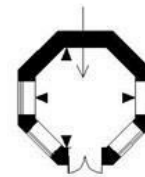


Ground Floor



First Floor

Summer House
1.80 x 1.80
5'11" x 5'11"
(Maximum)



Shed
2.00 x 1.40
6'7" x 4'7"



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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