



Birling Avenue, Bearsted, Maidstone, , ME14 4LL

Price £475,000



Situated on the popular Birling Avenue in Bearsted, this delightful three bedroom semi-detached house offers a perfect blend of modern living and family comfort. Spanning an impressive 1,492 square feet including the triple garage.

Upon entering, you are greeted by an inviting entrance hall, leading to the open-plan layout that seamlessly connects the modern kitchen and dining area to a cosy sitting room. The kitchen is a true highlight, boasting premium granite worktops that add a touch of elegance to everyday cooking. This inviting space is perfect for entertaining guests or enjoying family meals. The first floor features three well-proportioned bedrooms and a contemporary family bathroom, making it an ideal home for families or those seeking extra space.

At the rear of the property, a spacious conservatory extends the living area, providing a bright and airy space that over-looks the beautifully landscaped garden. The garden is designed for both relaxation and play, featuring an artificial lawn, a patio seating area for al fresco dining, and a composite decked area. For families with children, the built-in slide and climbing wall offer endless fun and adventure.

One of the standout features of this property is the rare triple garage located at the rear of the garden, complete with an inspection pit, providing ample storage and workshop space for car enthusiasts or those in need of extra storage.

From the first floor, you can enjoy views towards the North Downs, adding a picturesque backdrop to your daily life. This home offers comfort, convenience, and a touch of luxury in a sought-after location. Tenure: Freehold. EPC Rating: E. Council Tax Band: D.



LOCATION

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 schools and just a 10 minute walk from the picturesque Village Green with a selection of fantastic 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.

ACCOMMODATION

Ground Floor:

Porch

Entrance Hall

Sitting Room

Kitchen/Dining Room

Conservatory

First Floor:

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

EXTERNALLY

Driveway

Carport

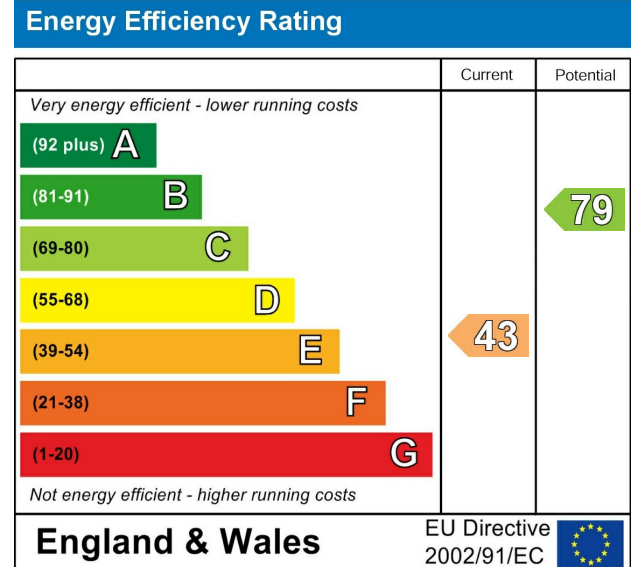
Double Garage

Single Garage

Rear Garden

VIEWING

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



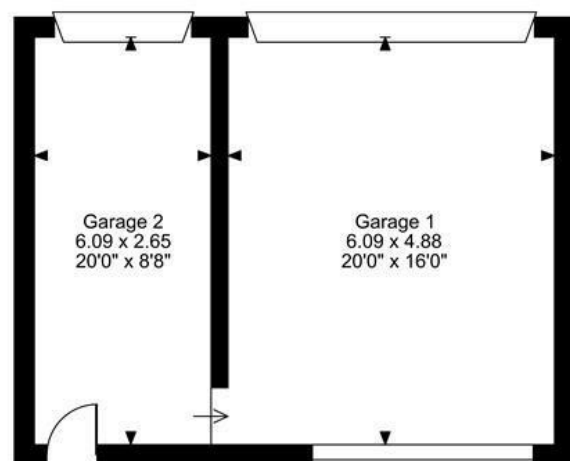
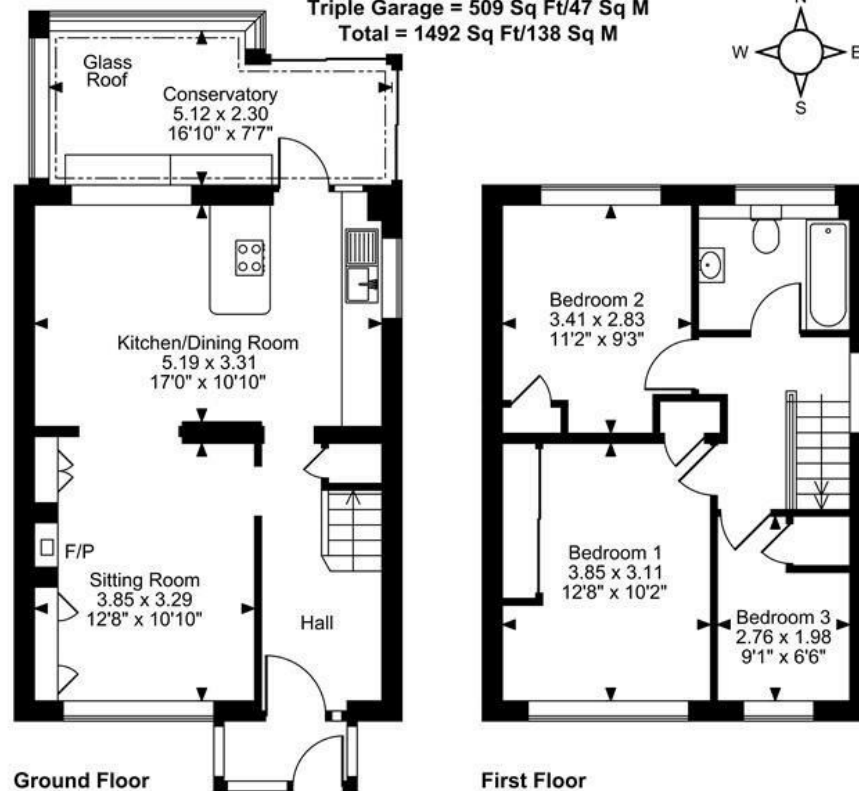
Birling Avenue, Bearsted, Maidstone, Kent

Approximate Gross Internal Area

Main House = 983 Sq Ft/91 Sq M

Triple Garage = 509 Sq Ft/47 Sq M

Total = 1492 Sq Ft/138 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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