



Aviemore Gardens, Bearsted, Maidstone, , ME14 4BA
Offers In Excess Of £375,000



**** GUIDE PRICE £375,000 - £400,000 **** Introducing this beautifully presented three-bedroom semi-detached residence nestled in a tranquil cul-de-sac within the highly desirable village of Bearsted.

As you step inside, you are greeted by an inviting entrance hall that leads through to a modern shower room, a convenient WC, a generous lounge/dining area at the rear with sliding patio doors leading to the rear garden, perfect for family gatherings and entertaining, and a separate well-appointed kitchen.

On the first floor, you will discover two generous double bedrooms alongside a charming single bedroom, providing ample space for the entire family. Additionally, planning permission can be obtained for a front dormer extension, offering the exciting opportunity to create a spacious family bathroom like many of the neighbours have done.

Outside, you will appreciate the practicality of a driveway providing parking for two vehicles, plus an integral garage, alongside the small artificial lawn. The well-maintained rear garden features a spacious patio seating area, artificial lawn, raised flower beds and boasts a high degree of seclusion, ideal for relaxation and outdoor activities. Tenure: Freehold. EPC Rating: D. 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 the mainline train station and access to the M2 & M20 motorways, together with its close proximity to the outstanding Thurnham and Roseacre schools, and just a 15 minute walk from the picturesque Village Green with a selection of excellent pubs and restaurants. 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

Entrance Hall

Shower Room

WC

Sitting/Dining Room

Kitchen

First Floor:

Landing

Bedroom One

Bedroom Two

Bedroom Three

Storage Room

EXTERNALLY

Integral Garage

Driveway

Rear Garden

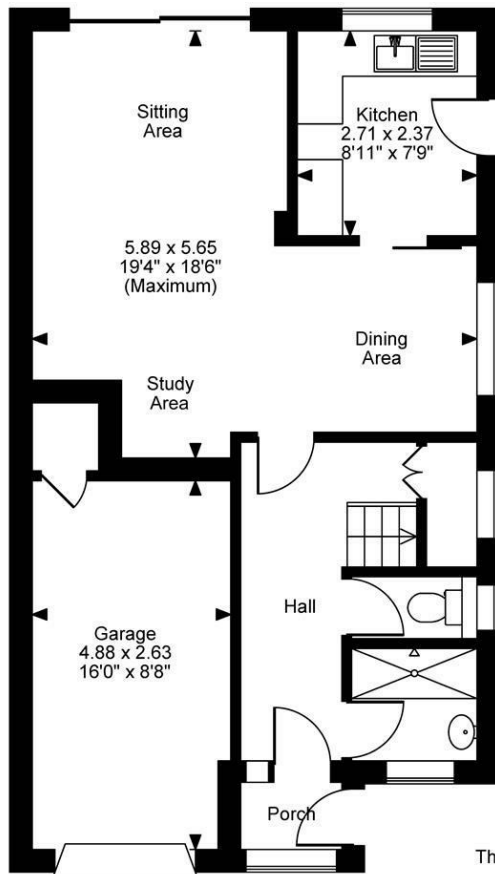
Shed

VIEWING

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

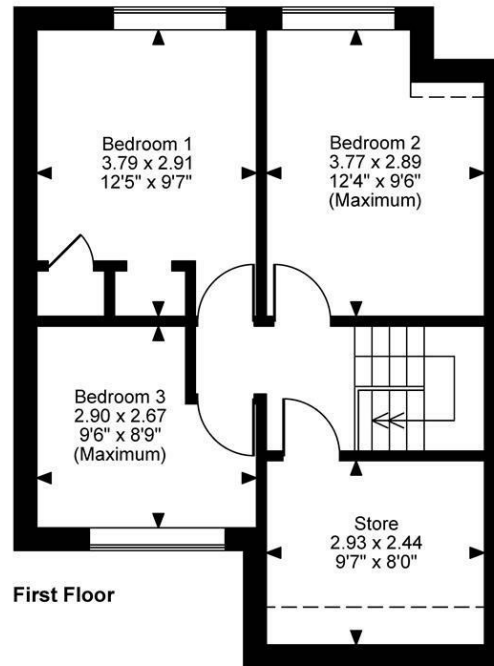
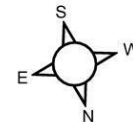
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

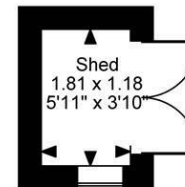


Ground Floor

Aviemore Gardens, Bearsted, Maidstone, Kent
 Approximate Gross Internal Area
 Main House = 933 Sq Ft/87 Sq M
 Garage = 148 Sq Ft/14 Sq M
 Outbuilding = 23 Sq Ft/2 Sq M
 Total = 1104 Sq Ft/103 Sq M



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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