



**Ryan Drive, Bearsted, Maidstone, , ME15 8UD**  
**Offers In Excess Of £400,000**

Situated at the end of a sought-after cul-de-sac in Bearsted, this beautifully presented three-bedroom extended end-of-terrace house has been thoughtfully updated and re-modelled to maximise its full potential.

As you approach the property via the gravel driveway, which offers parking for up to four vehicles, you are welcomed into the entrance hall. This leads to a convenient WC and a family room that was formerly the garage, now converted for modern living. The generous dual-aspect sitting/dining room features French doors that open onto the rear garden, providing a seamless connection between indoor and outdoor spaces. At the back of the house, you will find a contemporary well-appointed kitchen. On the first floor, there are two double bedrooms and one single, along with a stylish family bathroom, which includes both a luxurious bath and a spacious double shower.

The rear garden is designed for privacy, surrounded by established bushes and shrubs, and is predominantly laid with artificial grass. It boasts two patio areas for seating, ensuring you can soak up the sun throughout the day, as well as a raised rock flower border, adding a touch of charm to the outdoor space. Tenure: Freehold. EPC Rating: C. Council Tax Band: D.



## LOCATION

The property is situated in a small cul-de-sac close to the picturesque Len Valley and Mallards Park, boasting open green spaces providing excellent walks, children's play area and small lake alongside the River Len. Bearsted benefits from excellent transport links with easy access to the M20 and M2 motorways and via mainline train station taking you straight into London Victoria. The area has excellent schools and the picturesque Village Green boasts a selection of popular pubs, cafe's and restaurants. Local leisure facilities include Bearsted golf, bowls and tennis clubs and nearby leisure centres, whilst the beautiful grounds of both Leeds Castle and Mote Park are also close by.

## ACCOMMODATION

### First Floor:

Entrance Hall

Cloakroom

Sitting/Dining Room

Family Room

Kitchen

### First Floor:

Landing

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

EXTERNALLY

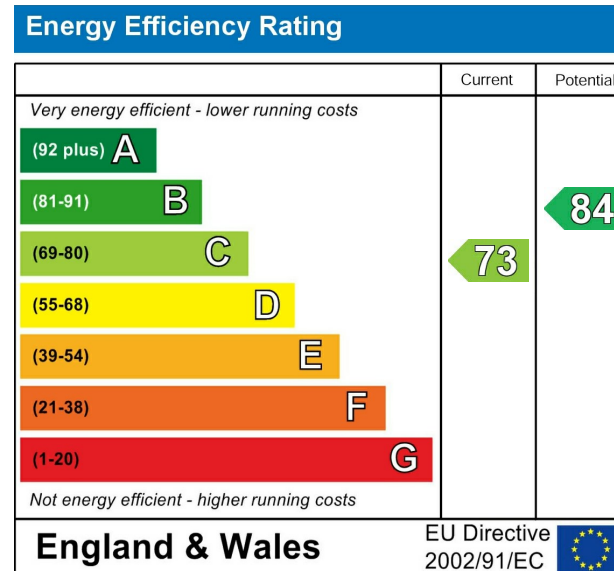
Driveway

Rear Garden

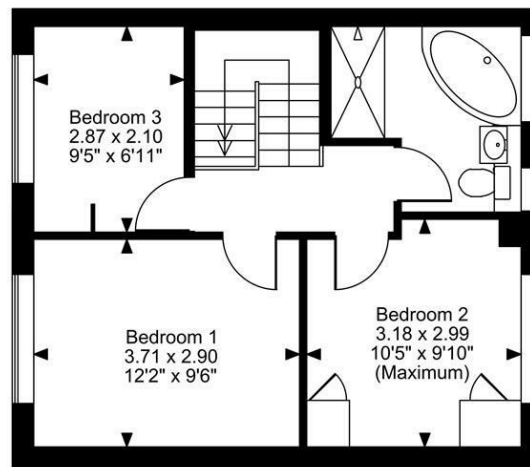
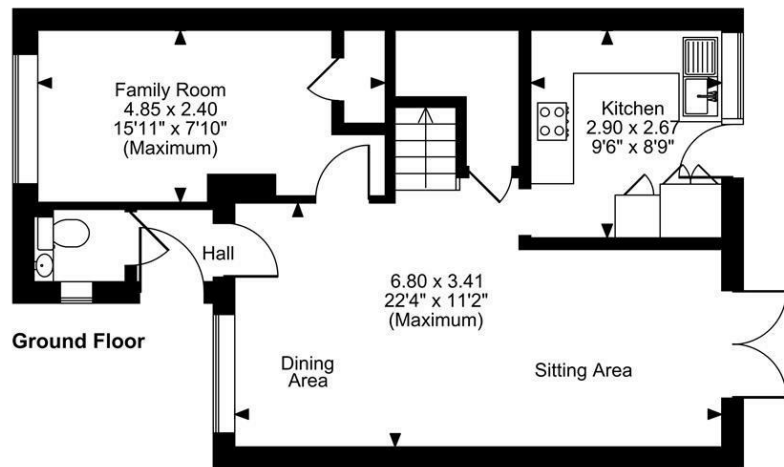
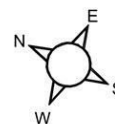
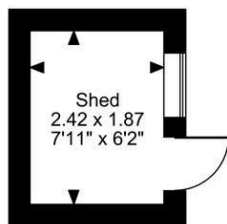
Shed

## VIEWING

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



Ryan Drive, Bearsted, Maidstone, Kent  
 Approximate Gross Internal Area  
 Main House = 951 Sq Ft/88 Sq M  
 Shed = 49 Sq Ft/5 Sq M  
 Total = 1000 Sq Ft/93 Sq M



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