



**Price**  
**£385,000**

**Freehold**

3x  1x  1x 

**Birling Avenue,  
Bearsted, Maidstone,  
Kent, ME14**

*Wards*  
Helping you move forwards

## Main features

- Central village location, perfectly positioned for access to local school
- Plenty of parking with detached garage to rear
- Good size throughout, in need of a buyer to add their own taste and style
- Popular position near to rail link, village green and a range of amenities
- No chain involved

## Accommodation

### GROUND FLOOR

Entrance Hall: 11'2 x 6'1 (3.41m x 1.86m)

Lounge: 13'1 x 11'0 (3.99m x 3.36m)

Dining Room : 10'10 x 9'6 (3.30m x 2.90m)

Kitchen: 11'0 x 7'3 (3.36m x 2.21m)

### OUTSIDE

Front and Rear Gardens

Garage

Off Road Parking

### FIRST FLOOR

Landing

Bedroom 1: 13'5 x 10'5 (4.09m x 3.18m)

Bedroom 2: 11'6 x 9'4 (3.51m x 2.85m)

Bedroom 3: 10'1 x 6'9 (3.08m x 2.06m)

Bathroom: 7'5 x 6'1 (2.26m x 1.86m)



### Nearest Schools

Primary Schools: Roseacre Junior School 0.4 miles, Madginford Park Junior School 1.0 miles, Maidstone, St John's C of E Primary 1.7 miles

Secondary Schools: Invicta Grammar School 2.0 miles, Maidstone Grammar School 2.6 miles, Valley Park Community School 2.9 miles



### Transport Information

Train Stations: Bearsted 0.5 miles, Hollingbourne 2.7 miles, Maidstone West 2.8 miles



### Address

Birling Avenue, Bearsted, Maidstone, Kent, ME14



### Directions

For directions to this property please contact us.

Call Bearsted - 01622 730955 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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