

**Bluebell**  
ESTATES



145, Bow Road, Watringbury, Maidstone, ME18 5EA  
£400,000

## About this property.....

Don't miss your chance to buy this handsome new build three-bedroom home, which is nicely set back from the road. The accommodation includes an inviting entrance hall, a sitting room with a square bay window, a sociable open plan kitchen-dining-family room with bi-folding doors opening to the rear garden and a spacious cloakroom/utility room on the ground floor. The first floor features three bedrooms and a contemporary bathroom. Outside, you'll find an easterly facing garden that offers privacy and isn't overlooked from the rear. The property boasts two parking spaces on the extensive tarmac frontage, boasts an air source heat pump for low energy use and has the benefit of a 10 year Buildzone structural warranty for peace of mind.

## Situation.....

The property is perfectly located just moments from the river, train station, and primary school. Wateringbury is a charming village nestled between Maidstone and Tonbridge, known for its close-knit community and numerous local events such as a summer fair and Christmas pantomime. The surrounding countryside is ideal for walks and horse rides, while the nearby marina offers a picturesque spot to moor your boat or simply watch the boats, canoes, and swans glide by. Local amenities include a Church of England primary school right next door, a restaurant and bar, The Railway public house across the road, a convenience store, and a petrol station. From Wateringbury station, you can reach London Bridge in just 1 hour and 2 minutes, London Charing Cross in 1 hour and 12 minutes, and London St Pancras in a swift 1 hour and 17 minutes, all with a quick change. The nearby county town of Maidstone offers a wide range of retail, entertainment, and leisure facilities, along with several state and grammar schools.











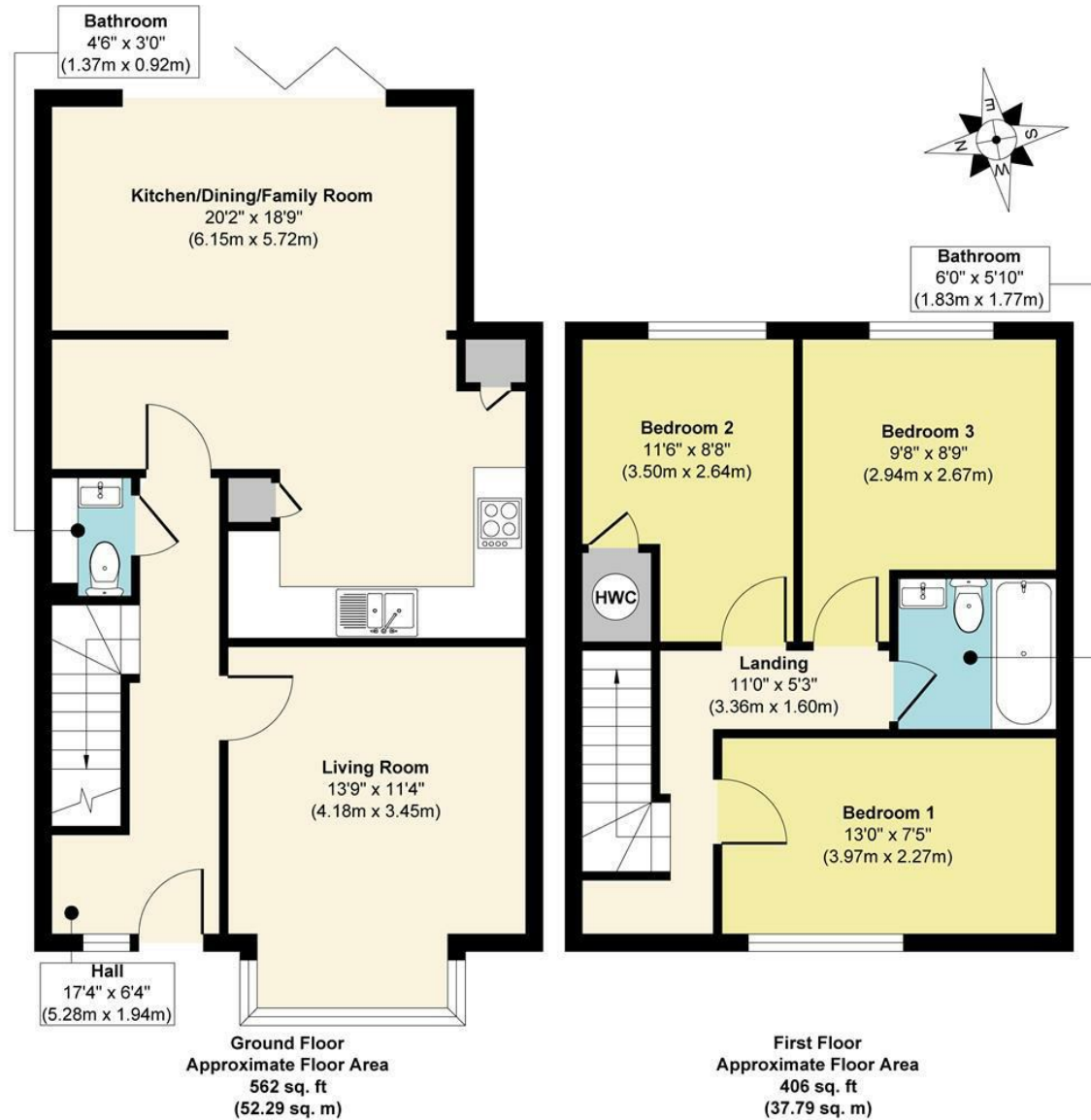
What the owner says.....







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**Agents Notes**

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



