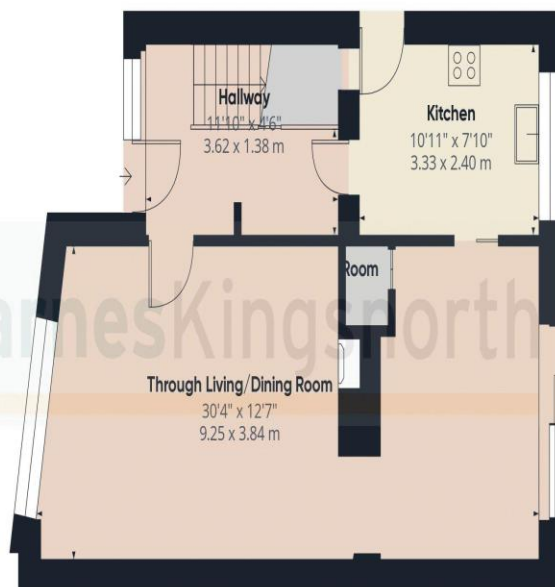


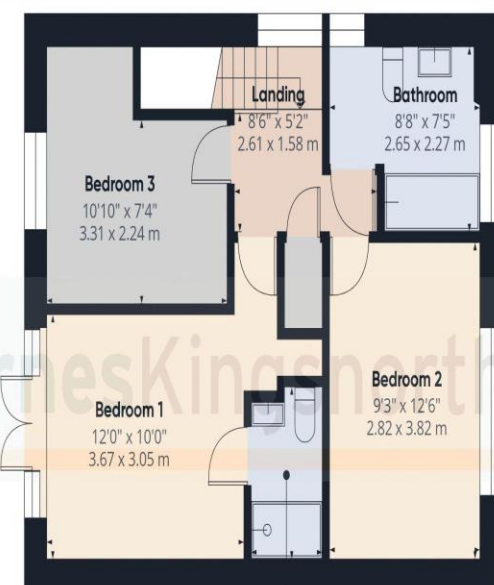
**Barnes Kingsnorth offices at:**

16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk  
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk  
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

# BarnesKingsnorth



Floor 0



Floor 1

BarnesKingsnorth

Approximate total area<sup>®</sup>  
 1039.16 ft<sup>2</sup>  
 96.54 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**River Close, East Farleigh, Maidstone, Kent, ME15 0JE**

**£550,000 Freehold**

**Viewings strictly by appointment with the agent**  
**Tel: 01732 771616**  
**[www.bkestateagents.com](http://www.bkestateagents.com)**

**AGENT'S NOTE:** Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.





2



3



2

**THE PROPERTY**

The WOW factor certainly applies to this immaculately presented, detached property, brought to market with family living in mind with flexible open plan layout to the ground floor. Set in a quiet cul-de-sac within a popular and convenient location in picturesque East Farleigh, the property boasts delightful gardens and stunning far-reaching views. The entrance door takes you into a bright and spacious entrance hall with handy understairs cupboard to keep all those shoes and coats tidily tucked away. Smart wooden flooring flows from the hall into the welcoming living room with aspect over the front of the property, the room is light and airy and includes a stylish multi-fuel burner creating a cosy yet modern feel. The open plan living area leads to the adjoining dining area, the perfect space for entertaining. The luxury kitchen is well equipped with a comprehensive range of sleek light blue units with granite worktops over and is fitted with stylish, easy-care flooring. Stairs rise from the hall to the first floor where you will uncover the three well-proportioned bedrooms. The principal bedroom suite includes its own shower room boasting crisp white suite and shower cubicle. The impressive family bathroom, also fitted with white sanitary ware and boasting stylish finishing touches completes the accommodation.

**OUTSIDE**

The property enjoys a generous frontage including a garage which adds practicality and convenience plus off-road parking. The delightful rear garden with its sunny aspect and generous lawn will certainly appeal to the growing family, offering plenty of space for children and pets to let off steam and for exercising those green fingers! The rear garden also benefits from a detached studio which is included in the sale. This super property offers a great opportunity to combine modern features and flexible layout with a convenient location for schools and local amenities making it an excellent choice for families.



**THE LOCAL AREA**

This delightful property is situated in the picturesque 14th Century village of East Farleigh offering scenic countryside and riverside walks close by and yet the convenience of local amenities including a primary school and Parish Church. Barming station offers a direct service to London in just over an hour making it a popular choice for commuters and families alike. The county town of Maidstone is approximately 2.8 miles distant offering a vibrant mix of shops and restaurants.

**ROUTE TO VIEW**

From Barming heading towards Maidstone on the A26, at the cross roads turn right into Fountain Lane and continue into Farleigh Lane and over the railway bridge, River Close will be found on the left hand side and the property at the end of the cul-de-sac on the right-hand side.

*PLEASE NOTE: In accordance with Money Laundering Regulations we are required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.*

**Energy Efficiency Rating: C**

**Council Tax Band: E**

