



**17 Birling Avenue  
Bearsted, Maidstone  
ME14 4AJ  
OIRO £575,000**

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**Fabulous opportunity to purchase this truly  
exceptional semi-detached house.**



## Description

Fabulous opportunity to purchase this truly exceptional semi-detached house occupying a fine non-estate position in the heart of Bearsted. The extended accommodation is arranged on two floors and extends in all to just under 1750 square feet, with well proportioned rooms throughout, beautifully presented and fitted to a high standard, set well back from the road with ample parking and an attractive east/west aspect, the property is particularly impressive. The accommodation benefits from UPVC replacement double glazed windows and doors throughout and a modern gas fired heating system and comprises with approximate room measurements.

## Location

Bearsted offers an excellent selection of local amenities and is ideal for the growing family with a highly regarded local infant and junior school, Roseacre and Thurnham, a good selection of shops both on the Ashford Road and the village green which boasts a selection of gastro pubs and restaurants, library and mainline railway station connected to London on the Victoria Line. There is a medical centre, chemist and a selection of supermarkets. There are also excellent sporting facilities and clubs including tennis, bowls, football, cricket, golf, brownies and guides, cubs and scouts. Uniquely the village also has 20 acres of amenity land known as the Woodland Trust. Maidstone town centre is some two and half miles distant and offers a more comprehensive selection of amenities including a wider selection of schools and colleges for older children. The jewel in the County town's crown is Mote Park which is within a quarter of a mile of the property and has 450 acres, boating lake, leisure centre and municipal swimming pool. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports. Maidstone has two museums, theatre, County library, multi-screen cinema and Millennium Parks along the river.

## Council Tax Band

D

## VIEWINGS STRICTLY BY APPOINTMENT

**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



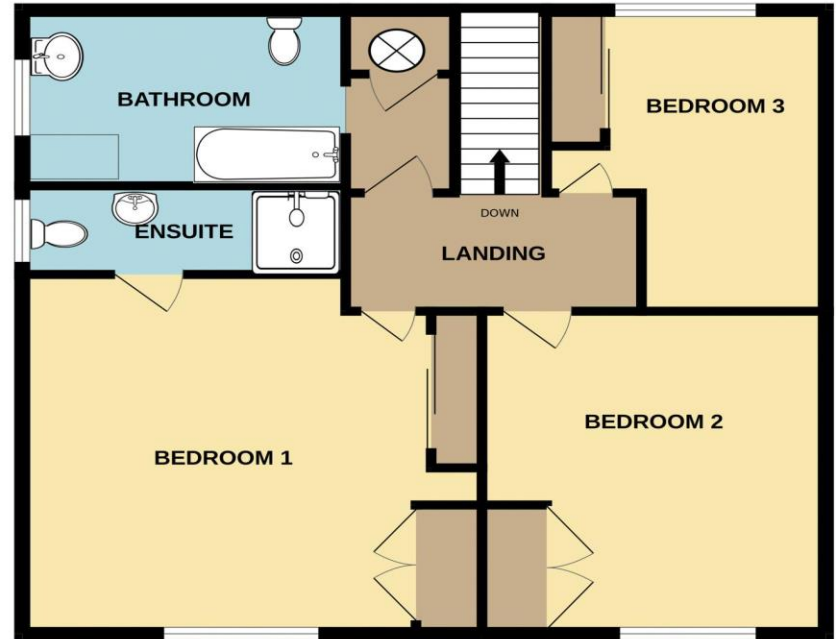
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:  
17 Birling Avenue Bearsted F AIDSTONE KE14 4AJ

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1750sq.ft. (162.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ON THE GROUND FLOOR

### ENTRANCE PORCH

Quarry tiled floor. Half-glazed UPVC Georgian styled entrance door with stained leaded light panels. Glazed door and side panel.

### ENTRANCE HALL

Oakwood block flooring. Radiator. Staircase to first floor with decorative balustrade. Understairs storage cupboard. Built-in cloaks cupboard.

### CLOAKROOM

White contemporary suite :- Hand basin. Low level W.C. Ceramic tiled floor. Radiator. Window to side.

### STUDY / BEDROOM 4 5.3 x 2.44 (17.5 x 8 )

Window to front affording an eastern aspect. Radiator. Double built-in wardrobe cupboard, mirrored sliding doors, hanging and shelving space.

### FAMILY ROOM 13' 0" x 10' 6" (3.96m x 3.20m)

Picture window to front, fitted blinds, eastern aspect. Radiator. Double casement doors and glazed side panels which open to the lounge.

### LOUNGE 17' 2" x 13' 2" (5.23m x 4.01m)

Oakwood block flooring, double radiator and flowing nicely into the shared family space.

### DINING / SITTING ROOM 9' 2" x 23' 2" (2.79m x 7.06m)

Carpeted sitting / family room with double UPVC casement doors onto the garden. Air conditioning unit and underfloor heating. Leading into the tiled dining area, with additional double UPVC casement doors also overlooking the garden. Recess lighting throughout. Both rooms benefit from beautiful lantern sky lights and additional side letterbox windows.

## UTILITY ROOM

Fitted with units and working surface with stainless steel sink unit, mixer tap, cupboards and drawers under. Plumbing for automatic washing machine, double radiator. Ceramic tiled floor. UPVC framed glazed door to side. Tiled splashbacks. Vaillant wall mounted gas fired boiler supplying central heating and domestic hot water throughout.

### OPEN PLAN KITCHEN 21' 7" (incorporating dining space) x 11' 2" narrowing to 9'2 in family room (6.57m x 3.40m)

Superbly fitted with a contemporary range of units having high gloss, white door and drawer fronts with stainless steel fittings featuring corner bow fronted doors with an excellent range of integrated appliances. Granite effect working surfaces and upstand. One and half bowl acrylic sink with mixer tap, cupboards under. Range of high and low level cupboards with working surfaces incorporating Neff four burner gas hob with glass splashback, concealed extractor hood above. Eye level Neff oven and grill. Integrated full height refrigerator and freezer. Plumbing for automatic dishwasher. Wine cooler. Plate rack. Stained leaded light window to side. Recessed low voltage lighting. Ceramic tiled floor. Myson kick heater. Counter top dividing unit.

## ON THE FIRST FLOOR

### LANDING

Access to roof space.

### PRINCIPAL BEDROOM 12' 10" x 12' 3" (3.91m x 3.73m)

Range of built-in wardrobe cupboards with floor to ceiling mirrored sliding doors incorporating hanging and shelving space. Further double built-in wardrobe, drawer unit and air conditioning unit. Picture window overlooking rear garden affording a western aspect. Radiator. EN-SUITE SHOWER ROOM : Luxuriously appointed white with chromium plated fittings comprising:- Large shower with thermostatic mixer tap. Wash hand basin. Low level W.C. Heated towel rail. Ceramic tiled floor. Extensive tiled splashbacks with decorative mosaic tiling. Shaver point.

Window to side. Recessed low voltage lighting. Extractor fan.

### BEDROOM 2 12' 3" x 10' 0" (3.73m x 3.05m)

Window overlooking rear garden affording a western aspect with a pleasant outlook. Two double built-in wardrobe cupboards, radiator.

### BEDROOM 3 12' 8"max x 10' 3" (3.86m x 3.12m)

Built-in wardrobe cupboard with sliding doors. Radiator. Dormer window to front affording an eastern aspect. Radiator.

## BATHROOM

White suite with chromium plated fittings comprising:- Panelled bath. Separate shower over with glass shower screen. Pedestal hand basin. Low level W.C. Eaves storage cupboard. Heated towel rail. Extensive tiled splashbacks with decorative border tile. Vinyl flooring. Extractor fan. Window to side. Shaver point.

## OUTSIDE

The property is set well back from the road with a good sized front garden, partly laid to lawn, featuring a most attractive central driveway with off road parking for five vehicles. Side pedestrian access, with extensive paved area to side of the property which leads to the REAR GARDEN : Pleasantly secluded extending to 40ft, fully fenced, laid to lawn, western aspect with Indian sandstone, patio area edged with brick. Decked area facing south. Timber garden shed. Shrub borders formed with timber sleepers, well stocked with shrubs featuring Cotoneaster, jasmine, honeysuckle. Timber garden shed.



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