



90 The Landway  
Bearsted, Maidstone  
ME14 4BL

Guide Price £550,000 to £575,000

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## Description

Popular and sought after non estate detached house conveniently placed for excellent local amenities. The present owners thoroughly endorsed this excellent family home, testament to which is that they have been in occupation for nearly 40 years. A property is well maintained and improved and highly recommended. The "outstanding" local school is on the doorstep, with the Village Green and mainline railway station being within a quarter of a mile.

## Location

Within a quarter of a mile of the village green with it's gastro pubs, restaurants and mainline railway station connected to London on the Victoria line. Highly regarded local infant and junior school, Roseacre and Thurnham with local amenities on the Ashford Road, which include doctors surgery, chemist and shopping parade. To the east of the village is the Woodlands Trust, a unique area of amenity land for all to enjoy. Maidstone the County town is some three miles distant and offers a more comprehensive selection of amenities including a wider range of schools and colleges for older children. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

## Council Tax Band

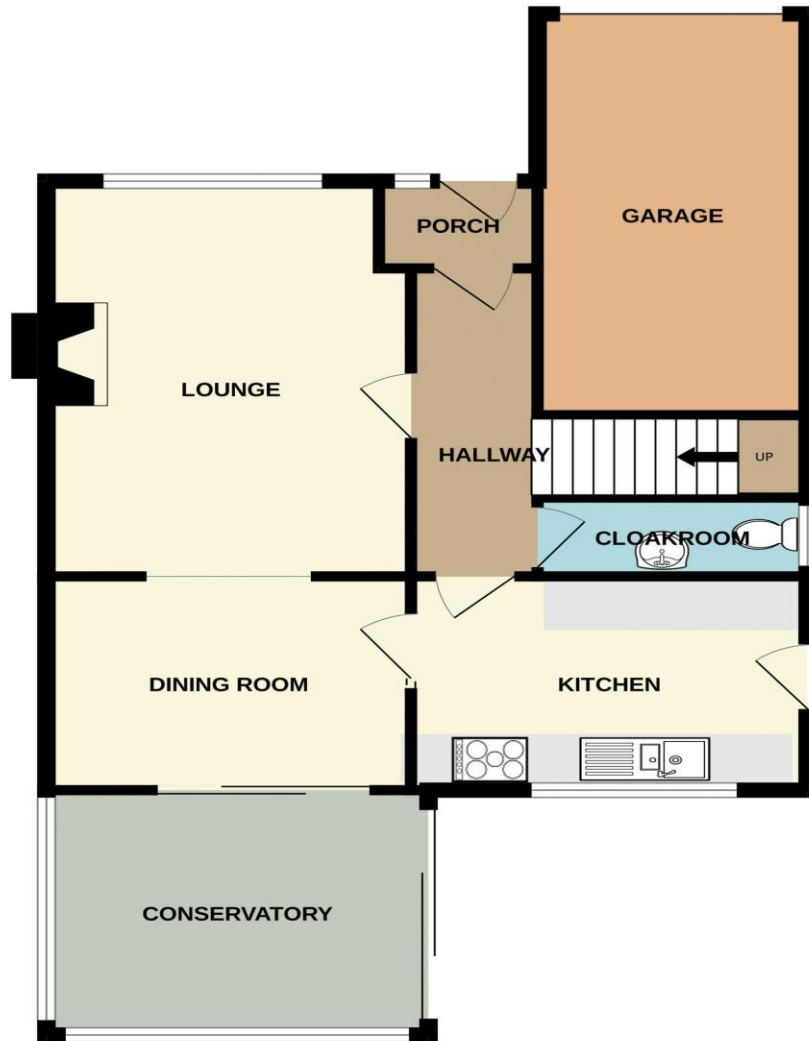
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## VIEWINGS STRICTLY BY APPOINTMENT

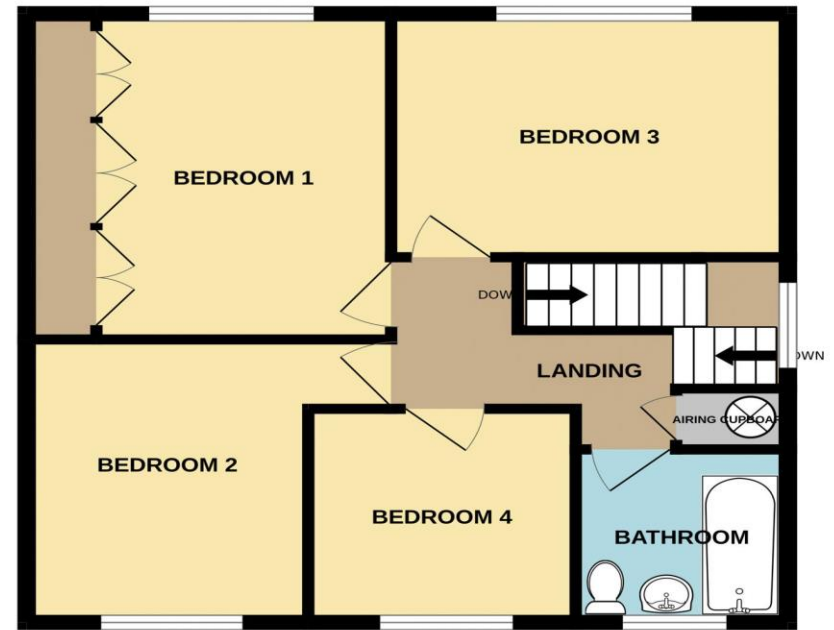
**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR  
569 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1301 sq.ft. (120.9 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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## ENTRANCE PORCH

Entrance door with glazed side panel, outside light.

## ON THE GROUND FLOOR

### ENTRANCE HALL

Radiator with decorative cover, staircase to first floor.

### CLOAKROOM

White contemporary suite, low level WC, hand basin, cupboard under, mixer tap, mosaic tiled splashbacks, timber panelling to dado height, electric radiator, window to side.

### LOUNGE 15' 3" x 11' 7" (4.64m x 3.53m)

Large picture window to front affording a western aspect, timber fire surround with inset stonework, open grate, radiator, two wall light points. Wide access to:

### DINING ROOM 11' 9" x 8' 3" (3.58m x 2.51m)

Double radiator, double glazed sliding patio doors to conservatory.

### CONSERVATORY 12' 6" x 9' 5" (3.81m x 2.87m)

Double radiator, polycarbonate roofing, windows overlooking rear garden, with double glazed sliding patio doors to garden.

### KITCHEN 12' 7" x 8' 3" (3.83m x 2.51m)

Fitted with oak door and drawer fronts, complimenting working surfaces and a full range of integrated appliances including five burner range gas hob, stainless steel and glass extractor hood above, twin ovens beneath, integrated washing machine,

dishwasher and refrigerator, tiled splashbacks, slate effect tiled flooring, glazed door and window overlooking rear garden.

## ON THE FIRST FLOOR

### LANDING

Access to roofspace, window to side.

### BEDROOM 1 12' 5" x 11' 8" (3.78m x 3.55m)

Extensive range of built in wardrobe cupboards with hanging and shelving space, picture window to front affording a western aspect, radiator.

### BEDROOM 2 11' 10" x 11' 8" (max) (3.60m x 3.55m)

Picture window to rear with eastern aspect, radiator.

### BEDROOM 3 12' 9" x 9' 5" (3.88m x 2.87m)

Picture window to front, western aspect, radiator.

### BEDROOM 4 8' 7" x 8' 6" (2.61m x 2.59m)

Picture window to rear with eastern aspect, radiator.

### BATHROOM

White contemporary suite, chromium plated fittings, P-shaped bath with curved shower screen, mixer tap, separate shower over, wash hand basin, low level WC, fully tiled walls and ceramic tiled floor, chromium plated heated towel rail, window to rear.

## Directions

From our Bearsted office proceed in a westerly direction into Ware Street, passing the railway on the right hand side, taking the first turning on the left into Hogg Hill, at the top of the hill and at the roundabout take the second exit into Birling Avenue and The Landway will be found first on the left.



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