



201 Merton Road
Bearsted, Maidstone
ME15 8LP

Guide Price £350,000 to £375,000

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ME15 8LP**



Description

Spacious end of terrace set amidst a corner plot with great potential to extend. Arranged on 2 floors running to in excess of 1,000 sq ft with scope to convert the garage to further living accommodation. The Madginford development is highly sought after with excellent local amenities and Mote Park on its door step. The property has ample off road parking.

Location

The Madginford development has an excellent selection of local amenities which include shops for everyday needs, local library, infant and junior school. Within a 1/4 of a mile is Mote Park with its 450 acres, boating lake, leisure centre and municipal swimming pool, together with a park and ride taking you into the County Town some two miles distant. Further afield, in the village are a further selection of shops on the Ashford Road together with doctors surgery, chemist and post office. There is a Village Green with a selection of gastro pubs and restaurants together with a mainline railway station connected to London on The Victoria Line. To the east of The Village is The Woodlands Trust with its 26 acres of amenity land for all to enjoy. There are excellent sporting facilities and clubs including tennis, bowls, football, golf and cricket, together with brownies and guides, cubs and scouts. The M2/M20/A20/M25/M26 Motorways are all close by and offer direct vehicular access to the Channel Ports and London.

Council Tax Band

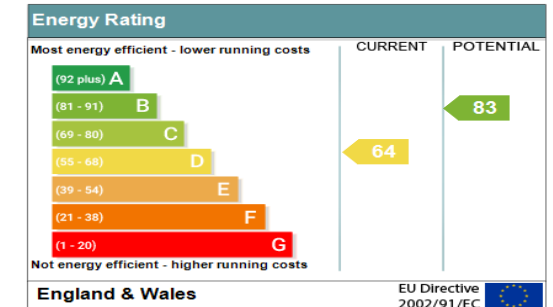
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VIEWINGS STRICTLY BY APPOINTMENT

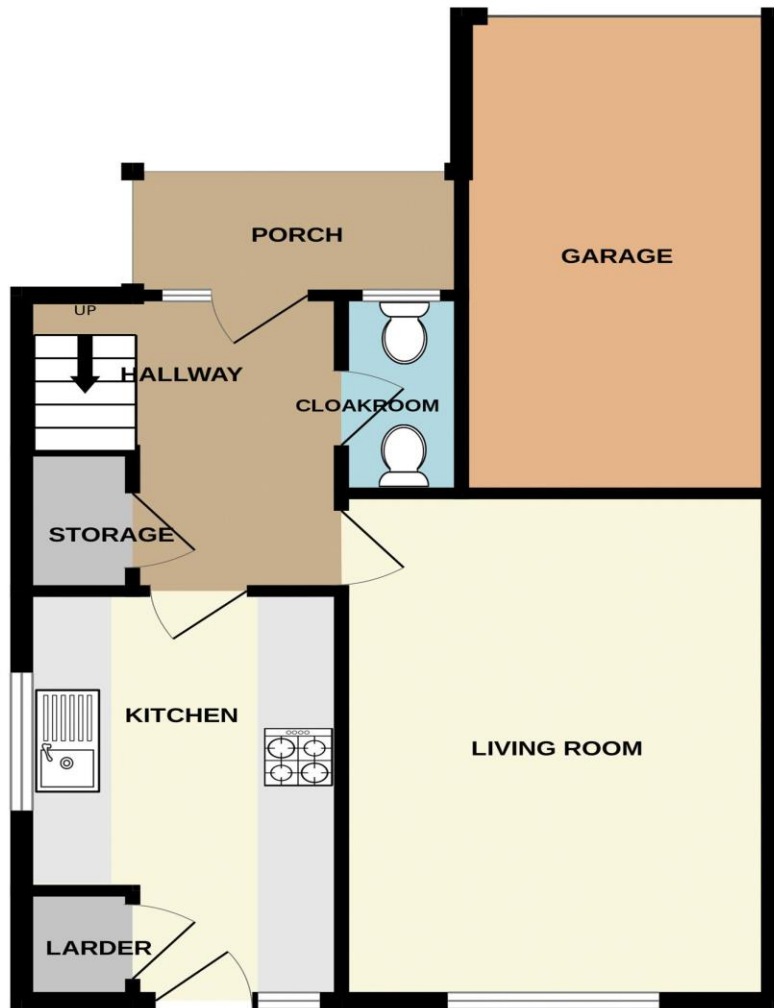
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



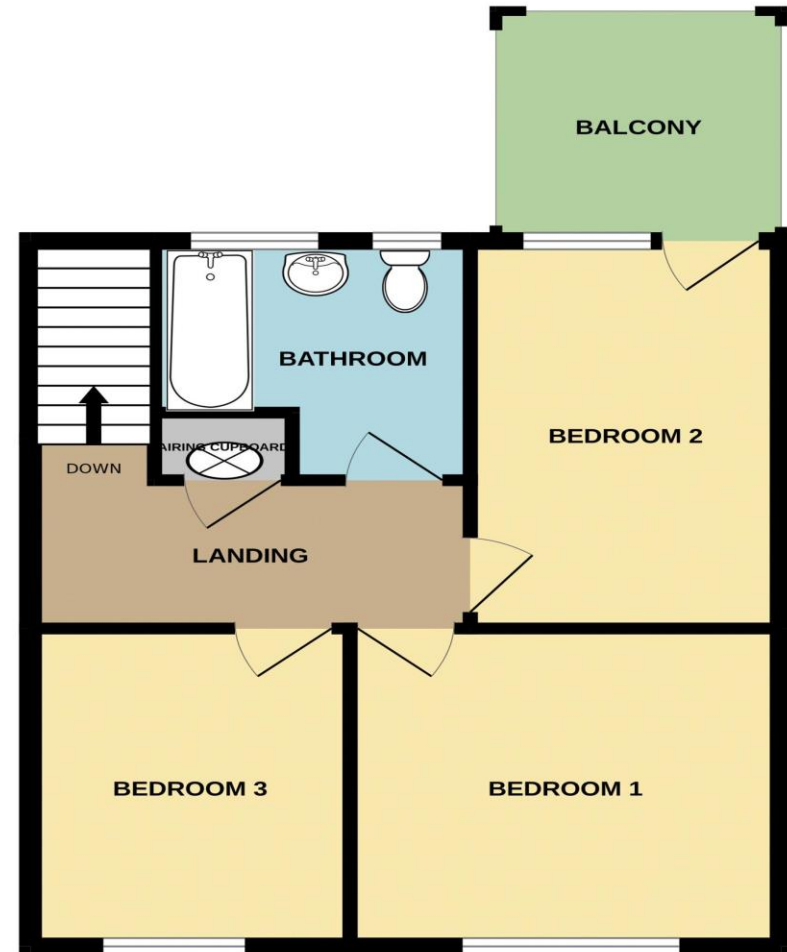
Address: 201 Merton Road, Bearsted, MAIDSTONE, ME15 8LP
RRN: 0380-2323-7370-2424-6621



GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 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

Half glazed entrance door, outside light.

ENTRANCE HALL 10' 0" x 8' 3" (3.05m x 2.51m)

Wood laminate flooring, understairs cupboard, staircase and timber balustrade, radiator.

CLOAKROOM

White suite, hand basin, low level WC, radiator, window to front.

LIVING ROOM 17' 0" x 10' 9" (5.18m x 3.27m)

Wood laminate flooring, picture window overlooking rear garden, radiator with decorative cover.

KITCHEN 13' 10" x 8' 0" (4.21m x 2.44m)

Range of units, white door and drawer fronts, slate effect working surfaces, 1 and a half bowl stainless steel sink, larder cupboard, glazed display cabinets. Double aspect window, stable door, ceramic tiled floor.

ON THE FIRST FLOOR

LANDING

Built-in linen cupboard, access to roof space.

BEDROOM 1 11' 0" x 10' 9" (3.35m x 3.27m)

Window overlooking rear garden, radiator.

BEDROOM 2 13' 1" x 7' 9" (3.98m x 2.36m)

Window and casement door to Balcony with Southern aspect, radiator, laminate flooring.

BEDROOM 3 10' 9" x 8' 2" (3.27m x 2.49m)

Window overlooking rear garden, radiator.

BATHROOM 8' 2" x 8' 0" (2.49m x 2.44m)

White suite, panelled bath with shower over and shower curtain on a rail, hand basin, low level WC, tiled flooring, radiator, two windows with a Southern aspect.

OUTSIDE

The front garden is arranged as a parking area, space for 2/3 vehicles, grass with ground protection mats leading to partly integral garage measuring 16' by 8' with electric, light and power. Electric charging point. Wisteria, jasmine. The rear garden measures 25' by 33' and is on two levels, landscaped and fully fenced, with raised beds, lawn, shrubs, shingle and paving. There is a side garden measuring 18', patio and a useful summerhouse measuring 9'10 by 7'3.

Directions

From our Bearsted Office proceed in a southerly direction into Yeoman Lane, passing the village green on the left hand side. At the junction with the Ashford Road turn right, taking the second turning on the left into Spot Lane. First right into Royston Road and first left into Madginford Road, first left again into Egremont Road and follow along, passing the shops on the left hand side and then take the 4th turning on the left into Merton Road and then continuing along Merton Road the property will be found on the corner of the first right hand turning you will come to, as indicated by our signboard.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN

