



**39 Bramley Crescent
Bearsted, Maidstone
ME15 8JZ**

Guide Price £475,000 to £500,000

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Description

Exceptional semi detached chalet, substantially extended creating a delightful family home. The alterations and extensions have been conducted to a high standard (1100 sq ft) with some stunning features, well proportioned rooms throughout which are highly adaptable depending on the prospective purchasers requirements. Far reaching views to the rear with a south facing low maintenance garden, log cabin, garage, and ample parking for several vehicles. The property is beautifully decorated with new flooring throughout, luxuriously appointed with a spacious family bathroom, wonderful kitchen / breakfast room with doors onto the garden and a roof lantern, downstairs cloakroom, 26 ft lounge / diner and four good sized bedrooms. Highly recommended.

Location

The properties in Bramley Crescent are well set back from the road and have an attractive non estate feel with an excellent selection of local amenities which include shopping parade with supermarket and take away outlets, local infant and junior school with library and adjacent to the development is Mote Park, with it's 450 acres, boating lake, leisure centre and municipal swimming pool. Bearsted has a selection of shops on the Ashford Road together with doctors surgery, chemist and post office. Around the village green there are a selection of gastro pubs and restaurants with a mainline railway station connected to London on the Victoria Line. To the east of the village is the Woodland Trust with it's 22 acres of amenity land for all to enjoy. There is a good selection of sporting facilities and clubs in the village including tennis, bowls, football, cricket, golf and leisure facilities at the Tudor Park. Maidstone the County town is some two miles distant and offers a more comprehensive selection of amenities. 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

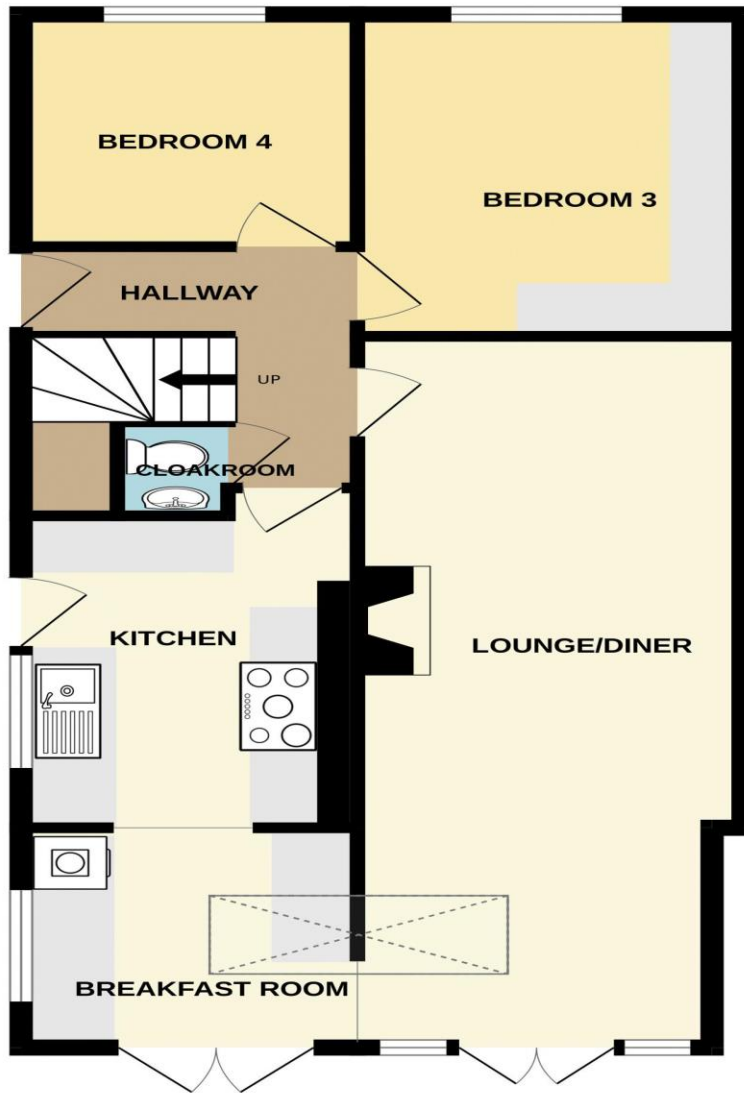
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VIEWINGS STRICTLY BY APPOINTMENT

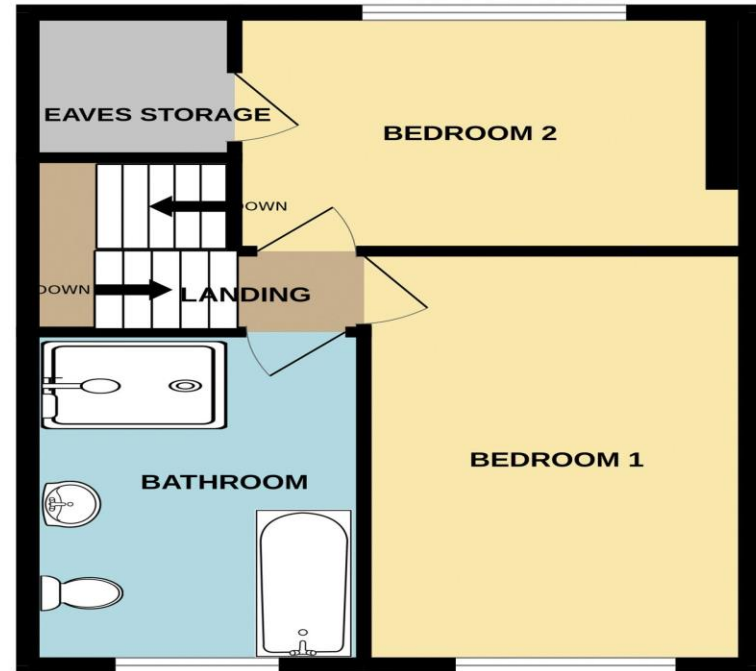
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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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ON THE GROUND FLOOR

ENTRANCE HALL

Outside lighting, glazed entrance door, staircase to first floor with attractive timber balustrade, understairs cupboard, double radiator.

CLOAKROOM

White suite, chromium plated fittings, wash hand basin, low level wc, extractor fan.

LOUNGE / DINING ROOM 26' 0" x 10' 3" (*narrowing to 9' 8" in dining area*) (7.92m x 3.12m)

Contemporary fireplace with living flame effect fire, radiator, wide access to dining area with herringbone finish flooring with double casement doors and windows overlooking rear garden with a southern aspect, roof lantern bathing the room in light.

KITCHEN / BREAKFAST ROOM 21' 7" x 9' 0" (*narrowing to 8'*) (6.57m x 2.74m)

Beautifully fitted with high gloss dove grey units and complimenting veined marble effect working surfaces and upstand, enamel sink with mixer tap, five burner gas hob with extractor hood above, eye level oven and separate microwave, integrated fridge freezer, extending pan drawers, integrated washing machine and dishwasher, curved corner cabinets, two windows to side, roof lantern, peninsula breakfast bar, herringbone finish flooring, recess low voltage lighting, double casement doors and windows overlooking rear garden.

BEDROOM 3 12' 0" x 10' 3" (3.65m x 3.12m)

Window to front, radiator, extensive range of built-in wardrobe cupboards of contemporary design, hanging and shelving space.

BEDROOM 4 9' 0" x 8' 1" (2.74m x 2.46m)

Window to front, radiator.

ON THE FIRST FLOOR

LANDING 8' 3" x 6' 4" (2.51m x 1.93m)

Window to side affording a western aspect.

BEDROOM 1 15' 2" x 10' 0" (4.62m x 3.05m)

Window to rear, delightful views, radiator.

BEDROOM 2 13' 0" x 8' 9" (3.96m x 2.66m)

Window to front, radiator, walk-in eaves storage cupboard housing Gloworm gas fired boiler supplying central heating and domestic hot water throughout.

SPACIOUS FAMILY BATHROOM 11' 0" x 8' 4" (3.35m x 2.54m)

White contemporary suite with chromium plated fittings and quartz effect aqua boarding, contrasting laminate flooring. Large panelled bath with side mixer tap, separate twin shower cubicle with rainforest shower head, wash hand basin with mixer tap and cupboard beneath, low level wc, chromium plated heated towel rail, window to rear, southern aspect, recess low voltage lighting.

OUTSIDE

To the front of the property there is a neatly laid and extensive brick paviour driveway with contrasting decorative bordering, space for numerous vehicles. Long driveway to the side, shrub borders, the rear garden is accessed via a wooden gate from the driveway. The rear garden is a particular feature of the property and has been extensively landscaped, extending to 45 ft with a riven patio adjacent to house with pathway leading to a raised decked outdoor dining area with pergola above. Artificial grass, well stocked shrub borders, useful log cabin, potential home office. Detached garage measuring 16' by 8' with electric, light and power, personal door and window, overhead storage.

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 heading towards Maidstone, taking the second turning on the left into Spot Lane. Take the first turning on the right into Royston Road and first left Madginford Road. Bramley Crescent will be found second turning on the right, the property will be found along on the left hand side as indicated by our signboard.



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