



2 Greystones Road  
Bearsted, Maidstone  
ME15 8PD  
OIRO £500,000

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Greystones Road  
Bearsted  
Maidstone  
ME15 8PD



## Description

A beautifully presented detached house located in a sought after non estate position, substantially extended creating this well proportioned family home. A delightful corner plot which features an 86ft road frontage to Greystones Road and a 52ft road frontage to Spot Lane, with an enclosed walled and secluded cottage garden to the rear. Two separate driveways providing ample parking and a detached garage. The present owners have extended and improved this cherished home over the last 52 years. There are well proportioned cottage style rooms which are arranged on two floors and extend to just under 1300 sq ft. Gas central heating and new double glazed windows. Feature sunny double aspect kitchen, separate utility room, dining room and through lounge, spacious landing with cloakroom, 4 large bedrooms, en-suite shower, family bathroom. East west aspect with distant views, highly recommended. Agents Note: It is considered that this property would achieve between £1800 to £2000 as a monthly rental.

## Location

Bearsted has excellent facilities and local amenities which include a selection of shops on the Ashford Road, together with a medical centre, post office and chemist. Around The Village Green there is a further selection of shops, gastro pubs and restaurants together with a library and mainline railway station connected to London Victoria and London Blackfriars. The Village also boasts excellent sporting facilities and clubs including tennis, bowls, football, cricket, golf and there is 26 acres of amenity land for all to use known as The Woodland Trust. For children there is brownies and guides, cubs and scouts, together with highly regarded infant and junior schools. Maidstone town centre is some 2 1/4 miles distant and offers a more comprehensive selection of amenities including excellent shopping facilities at The Mall and Fremlins Walk, two museums, Theatre, County library, Multi screen cinema and two further railway stations connected to London. The M2/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

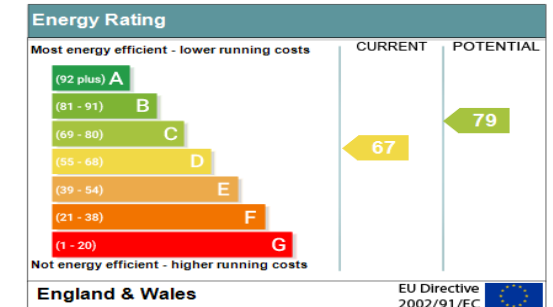
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## VIEWINGS STRICTLY BY APPOINTMENT

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



Address: 2 Greystones Road, Bearsted, MAIDSTONE, ME15 8PD  
RRN: 3834-4823-7300-0400-9296



GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1282 sq.ft. (119.1 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

### STORM PORCH

Pillared storm porch with plate glass sides, outside light, ceramic tiled floor, half glazed door to:

**RECEPTIONAL HALL** 13' 0" x 10' 0" (max) (3.96m x 3.05m)

Beamed ceiling, staircase to first floor with decorative balustrade, understairs storage cupboard, radiator, recess with window to side.

**THROUGH LOUNGE** 24' 0" x 11' 0" (narrowing to 9' 2") (7.31m x 3.35m)

Beamed ceiling, ornamental stone fireplace, raised marble hearth and mantle, three wall light points, oriel bay window to front affording a delightful outlook, two double radiators, double casement doors and windows overlooking rear garden, serving hatch.

**DINING ROOM** 10' 7" x 8' 2" (3.22m x 2.49m)

Radiator, window overlooking rear garden.

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

A delightful room with a sunny double aspect, Amtico flooring, fitted with units, shaker style with bevelled edge, stainless steel fittings and wood grain effect working surfaces, one and a half bowl enamel sink with chromium mixer tap, range of high and low level cupboards with working surfaces incorporating four burner hob, eye level oven, plumbing for dishwasher, integrated fridge and freezer, beamed ceiling, tiled splashbacks.

**UTILITY ROOM** 7' 4" x 6' 6" (2.23m x 1.98m)

Fitted with units having white door and drawer fronts with granite effect working surfaces, chromium mixer tap, enamel sink, plumbing for washing machine, Amtico flooring, half glazed door and window to rear, eastern aspect. Door to:

## CLOAKROOM

White contemporary suite, low level wc, concealed cistern, wash hand basin with double cupboard beneath, Amtico flooring, radiator, tiled splashback, window to rear.

## ON THE FIRST FLOOR

### LANDING

Timber newel post and handrail, iron balustrade, double radiator, lightwell, access to roof space.

**BEDROOM 1** 19' 0" x 10' 4" (max) (5.79m x 3.15m)

A beautifully light and airy room with four windows and a triple aspect, two radiators, two double built-in wardrobe cupboards.

### EN-SUITE SHOWER ROOM

White suite, chromium plated fittings, shower cubicle with glass door, wash hand basin with mixer tap and cupboards beneath and above, radiator, window overlooking rear garden.

**BEDROOM 2** 13' 5" x 10' 1" (4.09m x 3.07m)

Extensive range of built-in furniture comprising two double wardrobe cupboards, dresser unit with drawers and storage cupboards above, radiator, window to front, pleasant open outlook, western aspect.

**BEDROOM 3** 10' 8" x 10' 1" (3.25m x 3.07m)

Double built-in wardrobe cupboard, spacious built-in linen cupboard with Worcester gas fired boiler and water cylinder, window overlooking rear garden, eastern aspect, double radiator.

**BEDROOM 4** 9' 10" x 7' 3" (2.99m x 2.21m)

Window to front, radiator.

## BATHROOM

White suite, fully tiled walls with decorative border tile, panelled bath, mixer tap and shower attachment, curtain and rail, pedestal wash hand basin, low level wc, ceramic tiled floor, window to rear, eastern aspect, shelved display niche.

## OUTSIDE

The property enjoys a road frontage to Spot Lane of 52ft with a beautifully meandering brick path leading to the front door, lawn, mature Silver Birch tree, Prunus and herbaceous bed. Side pedestrian access, brick paved driveway providing parking for 2 vehicles. The property also enjoys an 86ft frontage to Greystones Road with a further driveway leading to a detached garage measuring 17' 4" by 9' with automatic up and over entry door, electric light and power, personal door. The rear garden is a joy and has a depth of approximately 30ft, pleasantly enclosed by a boundary wall and fencing, with flagstone paving adjacent to house with pebble water feature, meandering brick pathway and dwarf wall, shallow steps to radial patio set in a deep herbaceous bed featuring Hydrangeas, Clematis, Lavender, trellis, climbing Hydrangea and timber shed to side.

## Directions

From our Bearsted office proceed in a southerly direction into Yeoman lane, passing The Village Green on the left. At the junction with the Ashford Road turn right onto Ashford Road heading towards Maidstone, taking the second turning on the left into Spot Lane. Continue through the traffic calming measures taking the second turning on the left into Greystones Road, the property can be found on the corner of Greystones Road and Spot Lane on the right hand side.



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