



81 Bedgebury Close Vinters Park  
Maidstone  
ME14 5QZ  
£300,000 -£325,000



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Vinters Park  
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ME14 5QZ**



## Description

Popular mid terrace house, quiet pedestrian cul-de-sac on the fringe of this sought after development. The property has rear access and a garage en-bloc, a south facing garden with conservatory, through lounge/dining room, kitchen, 3 bedrooms and a bathroom. Gas heating, Upvc double glazed windows, close to the Vinters valley nature reserve and excellent local amenities. Agents Note: It is considered that this property would achieve £1350 as a monthly rental.

## Location

Situated on the popular and sought after Vinters Park development with it's own excellent selection of amenities including shops providing for everyday needs, local community centre with pre-school and the adjacent Vinters Valley Nature Reserve with it's 9 acres. Educationally the are is well served with the local Eastborough, Valley Park and Invicta Schools catering for infants, juniors and seniors. Maidstone town centre is some one mile distant and offers a more comprehensive selection of amenities consistent with it's County town status, together with wider selection of schools 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. Maidstone East railway station is within one mile and offers commuter services to London on the Victoria Line.

## Council Tax Band

C

## VIEWINGS STRICTLY BY APPOINTMENT

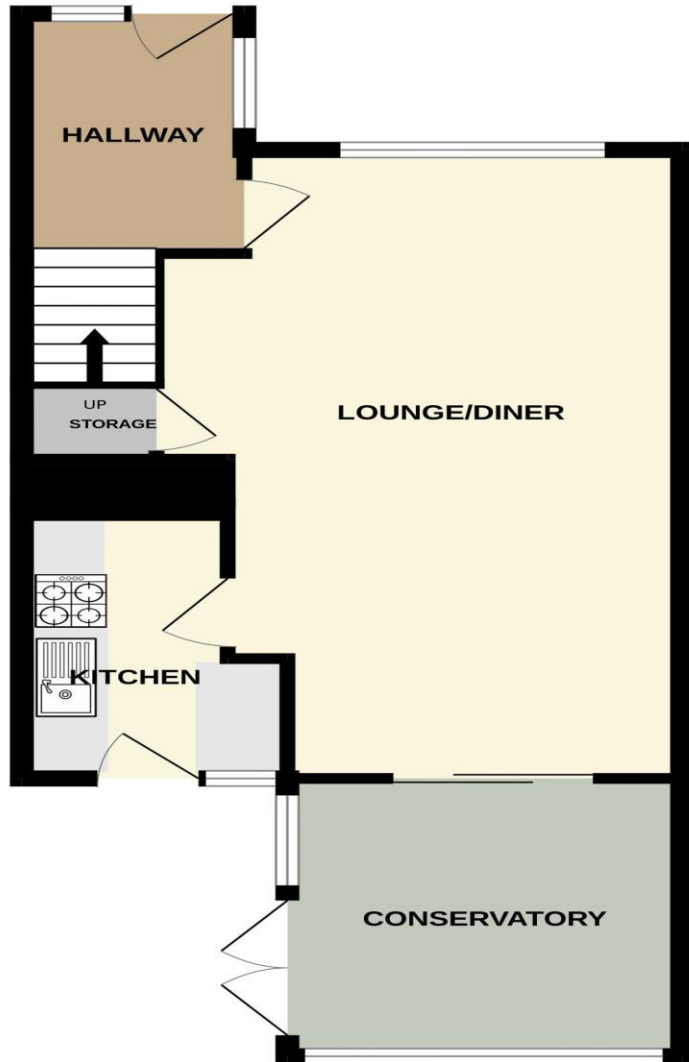
**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



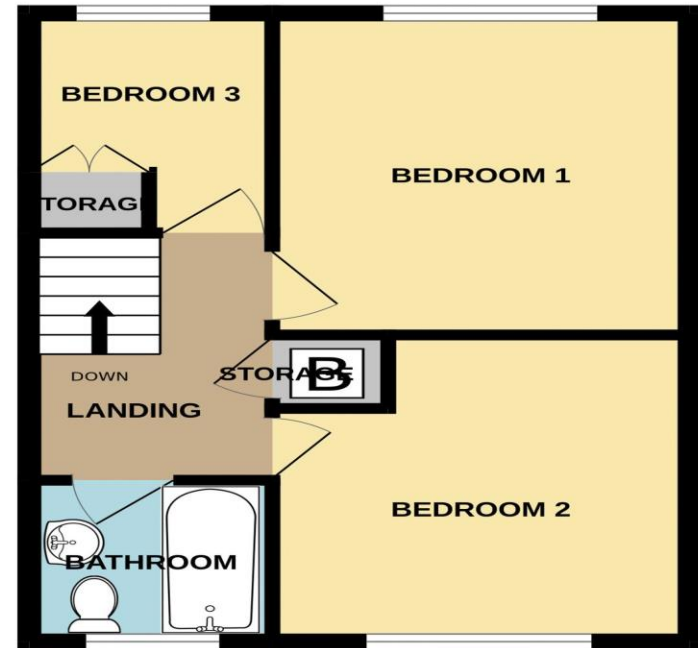
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.3 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 HALL

Half glazed Upvc entrance door and glazed side panel. Stair case to first floor.

**THROUGH LOUNGE/DINING ROOM** 23' 0" x 13' 0"  
*Maximum (7.01m x 3.96m)*

French window to front with fitted vertical blinds, understairs storage cupboard, double glazed sliding patio doors:

**CONSERVATORY** 10' 2" x 9' 9" (3.10m x 2.97m)

Vinyl flooring, natural brick wall, Upvc frame and double glazed windows with fitted blinds, southern aspect, double casement doors to garden.

**KITCHEN** 10' 2" x 6' 7" (3.10m x 2.01m)

Fitted with units having Oak effect door and drawer fronts with antique style fittings. complementing work surfaces, 4 burner gas hob, extractor above, eye level oven and grill, stainless steel, plumbing for washing machine, half glazed door and window to rear, ceramic tiled floor, fully tiled walls.

## ON THE FIRST FLOOR

### LANDING

Built in cupboard housing Johnson and Starley gas fired boiler supplying ducted warm air heating, access to roof space.

**BEDROOM 1** 11' 9" x 10' 4" (3.58m x 3.15m)

Window to front

**BEDROOM 2** 11' 3" x 10' 4" (3.43m x 3.15m)

Window to rear, southern aspect.

**BEDROOM 3** 8' 0" x 6' 0" (2.44m x 1.83m)

Built in cupboard, window to front.

### BATHROOM

White suite, panelled bath, with separate shower over and screen, hand basin, low level WC, fully tiled walls.

### OUTSIDE

To the front is a 30ft front garden with lawn and shrubs. The rear is a particular feature of the property and extends to 40ft with paved patio area adjacent to house, lawn, raised beds, shed rear pedestrian access, southern aspect, garage en-bloc close by.

### Directions

From our Penenden Heath Office proceed in an easterly direction into Penenden Heath Road, at the Chiltern Hundreds roundabout take the second exit into Sittingbourne Road. Turning first left into Hampton Road and Bedgebury Close will be found the fifth turning on the right hand side.



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