



32 Edelin Road
Bearsted, Maidstone
ME14 4RD

Offers in the Region of £450,000

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Maidstone
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Description

Light and airy semi-detached town house, quiet sought after cul-de sac within a quarter mile of the village green and main line station. Arranged on 3 floors extending to just under 1500 square feet with allocated parking for 2 vehicles, highly adaptable and well decorated accommodation offering 4 double bedrooms, ensuite shower and dressing room, family bathroom and a downstairs cloakroom, spacious hallway and landing, lounge, 19 ft long dining room, kitchen, overlooking a secluded garden. This home offers great space for busy families in this highly desirable village with its own unique selection of local amenities.

Agents Note: It is considered that this property would achieve &#pound;1800 as a monthly rental.

Location

Situated on this small select development conveniently placed within a ¼ of a mile of the centre of the village. The green itself is flanked by many attractive period properties, gastro pubs and restaurants. There are shops providing for everyday needs, and mainline railway station connected to London on the Victoria line. The Ashford Road also boasts a medical centre, chemist and a further selection of shops, together with great sporting facilities and clubs including tennis, bowls, football, cricket and golf clubs with scouts, guides, cubs and brownies for the children. Maidstone town centre is some 2 miles distant and offers a more comprehensive selection of amenities consistent with its County status including two museums, theatre, county library, cinema complex and two further railway stations connected to London. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the channel port.

Council Tax Band

F

VIEWINGS STRICTLY BY APPOINTMENT

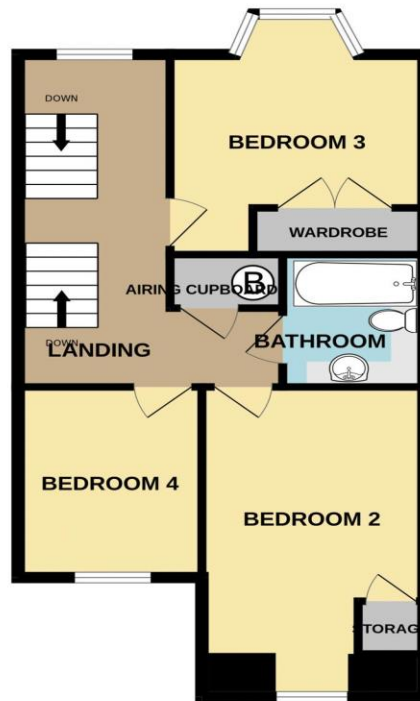
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



2ND FLOOR
316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 1450 sq.ft. (134.8 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 CANOPY

Outside metres cupboard, half glazed entrance door, outside light.

ENTRANCE HALL 17' 6" x 6' 7" (5.33m x 2.01m)

Wood laminate flooring, radiator, built-in cloaks cupboard with consumer unit, understairs storage cupboard, staircase to first floor with timber balustrade and newel post.

CLOAKROOM

A white suite, hand basin, low level wc, radiator.

LOUNGE 19' 6" (into Bay) x 11' 0" (5.94m x 3.35m)

Approached by double casement doors from the entrance hall, bay window to front affording a western aspect, double radiator.

DINING / FAMILY ROOM 19' 0" x 9' 5" (5.79m x 2.87m)

Wood laminate flooring, two double radiators, French windows overlooking the rear garden, eastern aspect, double casement doors to a secluded court yard with a southern aspect.

KITCHEN 10' 0" x 8' 6" (3.05m x 2.59m)

Fitted with units having beechwood finish door and drawer fronts with complimenting granite effect working surfaces, one and half bowl stainless steel sink unit with mixer tap, plumbing for washing machine and dishwasher, space for fridge freezer, four burner gas hob with extractor hood above and oven beneath. Wall mounted gas fired boiler supplying central heating and hot water throughout,

Myson kick heater, ceramic tiled floor, tiled splashbacks, window over looking rear garden, eastern aspect.

ON THE FIRST FLOOR

SPACIOUS LANDING 17' 4" x 11' 6" (max) (5.28m x 3.50m)

Window to front affording a western aspect, staircase to second floor, timber balustrade and newel post, double radiator, built-in linen cupboard with pressurised water cylinder.

BEDROOM 2 16' 4" (max) x 10' 0" (4.97m x 3.05m)

Dormer window to rear, eastern aspect, built-in storage cupboard, radiator.

BEDROOM 3 13' 0" (into bay) x 11' 3" (3.96m x 3.43m)

Range of built-in wardrobe cupboards, bay window to front, fitted blinds, radiator, western aspect.

BEDROOM 4 10' 4" x 8' 0" (3.15m x 2.44m)

Window overlooking rear garden, eastern aspect, fitted blinds, radiator.

FAMILY BATHROOM

White suite, chromium fittings and integrated storage cupboards, panelled bath, hand basin with mixer tap, low level wc, ceramic tiled floor, half tiled walls with mosaic border tile, radiator.

ON THE SECOND FLOOR

LANDING

Radiator, door to:

PRINCIPAL BEDROOM SUITE 14' 9" x 13' 6" (4.49m x 4.11m)

Radiator, dormer window to front affording a western aspect.

WALK IN EN-SUITE DRESSING ROOM 7' 6" x 6' 0" (2.28m x 1.83m)

Radiator.

EN-SUITE SHOWER ROOM

White suite, recessed shower cubicle, glass door, wash hand basin, low level wc, tiled splashbacks, radiator, Velux window.

OUTSIDE

Small front garden with shrubs providing all year round colour, side pedestrian access, allocated parking for 2 vehicles. The rear garden has a maximum depth of 34ft, enjoying an eastern aspect with a paved patio area adjacent to house ideal for sunny breakfasts, lawned area, shrub borders, raised bed to the rear, decked area with timber garden shed.

Directions

From our Bearsted office proceed in a westerly direction into Ware Street, passing the railway station on the right hand side, passing under the railway bridge, taking the first turning on the right roughly adjacent to the Bell public house into Edelin Road, follow the road to the end and the property will found on the right hand side.



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