



58 Madginford Road  
Bearsted, Maidstone  
ME15 8LB

Guide Price £450,000 - £475,000



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Bearsted  
Maidstone  
ME15 8LB**





Description

A highly adaptable detached home in a well established position on this sought after development with excellent local amenities. Well decorated and presented with large picture windows creating a light and airy interior. Just under 1300 sq ft over two floors with gas heating and double glazing. Driveway with parking for 3-4 vehicles, garage, 30 ft rear garden, ample storage in eves and loft space.

Location

Close to an excellent selection of local amenities which include shopping parade with supermarket and take away outlets, local infant and junior school (Ofsted rated Good) 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

E

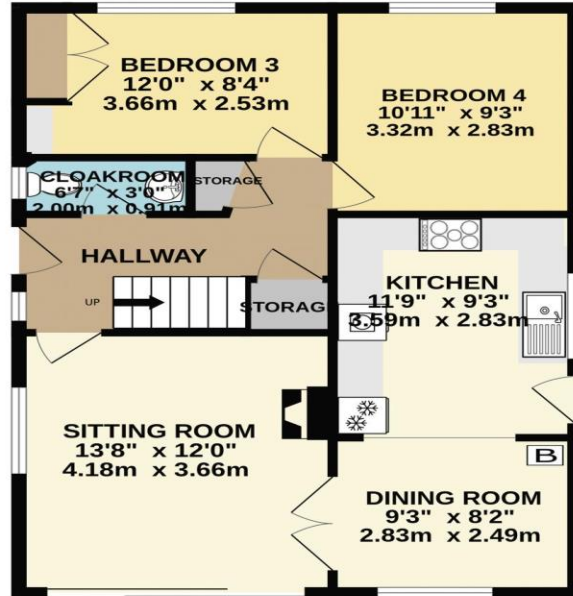
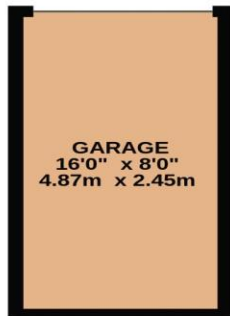
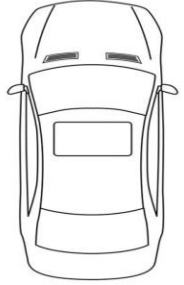
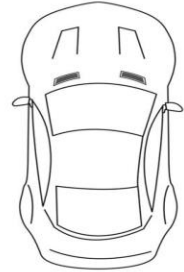
VIEWINGS STRICTLY BY APPOINTMENT

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

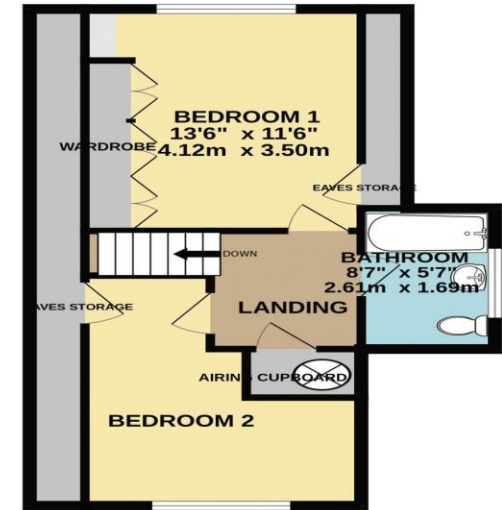


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57   D	70   C
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
780 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 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 12' 0" x 6' 0" (3.65m x 1.83m)

Partly glazed UPVC entrance door with outside light and glazed side panel, staircase to first floor, understairs storage cupboard, further built-in cupboard, Karndean oak flooring, radiator.

### CLOAKROOM

Delightfully fitted white contemporary suite, chromium plated fittings, metro tiling to half height with feature Portuguese concrete tiled floor, window to side, radiator.

### LOUNGE 13' 7" x 11' 9" (4.14m x 3.58m)

Marble fire surround, raised hearth, fitted electric fire, double radiator, continuous Karndean flooring, double aspect windows featuring sliding patio doors overlooking the rear garden. Double doors to:

### DINING ROOM 9' 4" x 8' 2" (2.84m x 2.49m)

Picture window overlooking rear garden, continuous Karndean flooring, wall mounted Worcester gas fired boiler supplying central heating and domestic water, wide archway to:

### KITCHEN 11' 9" x 9' 4" (3.58m x 2.84m)

Glazed door and window to side affording a Western aspect, comprehensively fitted with units having white high gloss door and drawer fronts with LED low level lighting, complimenting granite effect working surfaces and upstand, glazed display cabinets, five burner gas cooker with contemporary extractor hood above, eye level integrated microwave oven and conventional oven and grill, integrated dishwasher

and washer/dryer, space for fridge freezer, metro tiled splashbacks, continuous Karndean flooring.

### BEDROOM 3 12' 0" x 7' 10" (3.65m x 2.39m)

Double built-in wardrobe cupboard, headboard recess with storage cupboards above, picture window to front, Southern aspect, radiator.

### BEDROOM 4 11' 0" x 9' 4" (3.35m x 2.84m)

Picture window to front, Southern aspect, radiator.

## ON THE FIRST FLOOR

### LANDING

Built-in cupboard housing lagged water cylinder.

### BEDROOM 1 13' 7" x 11' 6" (4.14m x 3.50m)

Picture window to front with distant views, Southern aspect, radiator, built-in wardrobe cupboard and drawer unit, eaves storage cupboard.

### BEDROOM 2 14' 0" (max) x 11' 5" (4.26m x 3.48m)

Picture window overlooking rear garden, radiator, access to roof space with folding loft ladder, boarded, insulated with electric light.

### BATHROOM

White suite with chromium plated fittings and integrated storage cupboards, fully tiled walls with mosaic border tile, large picture window to side, Western aspect, panelled bath with separate pumped shower, shower screen, hand basin, low level WC, chromium plated heated towel rail.

## OUTSIDE

To the front of the property is a dwarf brick boundary wall, lawn well stocked with mature shrubs, drive way with parking for 3-4 vehicles leading to detached brick garage measuring 16' by 8'. The rear garden is pleasantly secluded, pathway adjacent to house with shallow steps to a lawned area with well stocked shrubs borders, aluminium framed greenhouse, garden shed, paved patio area, side access to front.

### 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 Ashford Road, turn right heading towards Maidstone on the A20, taking the second turning on the left into Spot Lane. Take the first right into Royston Road, first left into Madginford Road, continue on Madginford Road and the property will be found on the right hand side, as indicated by our signboard.



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