



85 Longham Copse
Downswood, Maidstone
ME15 8TW

Guide Price £400,000 to £425,000

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Description

Beautifully presented extended and refurbished semi-detached family house with a delightful East/West aspect, ample parking to the front for several vehicles. Arranged on 2 floors, extending to just under 1400sq feet with a well appointed kitchen with appliances, family bathroom and ensuite. The light and airy accommodation has continuous laminate flooring creating a minimalistic living space, backing on to a play area with woodland beyond, lovely outlook, Western aspect.

Location

Situated in this quiet cul-de-sac position on this sought after development adjacent to open countryside, the Len Valley Nature Reserve and Mote Park, with 450 acres, boating lake and leisure centre and swimming pool. Downswood has it's own shopping parade which provides for everyday needs together with medical centre and community centres. The nearby village of Bearsted has a good selection of local amenities and is within 1/2 mile with infant and junior schools at Madginford, Bearsted mainline railway station connected to London and a wider selection of shops, restaurants and pubs around the Village Green. Maidstone town centre is some one and half miles distant and offers a more comprehensive selection of amenities, consistent with it's County town status including a wider selection of schools for older children, two museums, theatre and County library, cinema complex and two railway stations connected to London. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

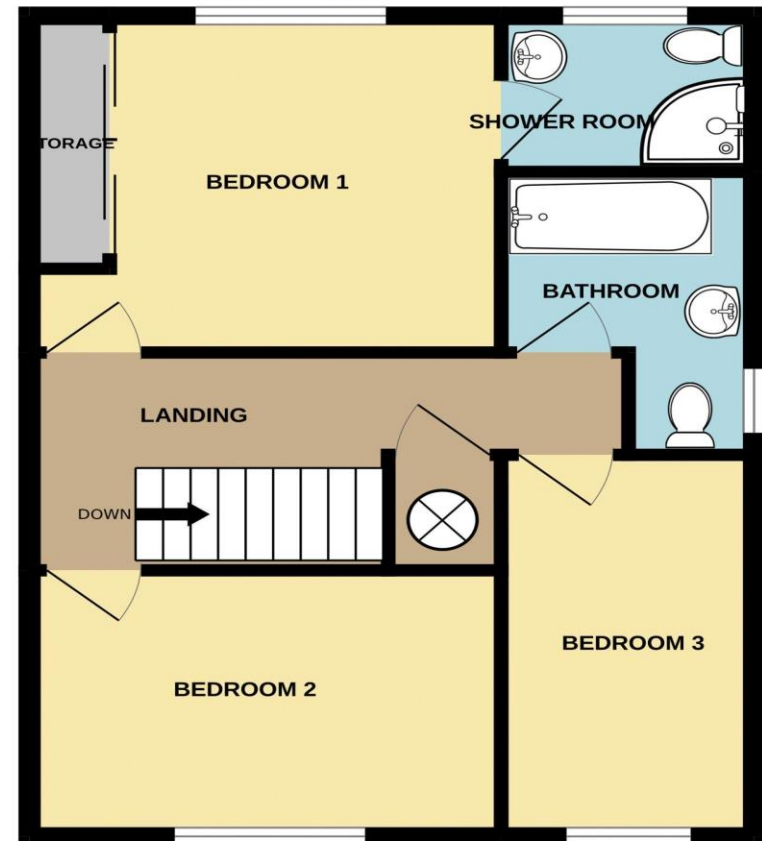
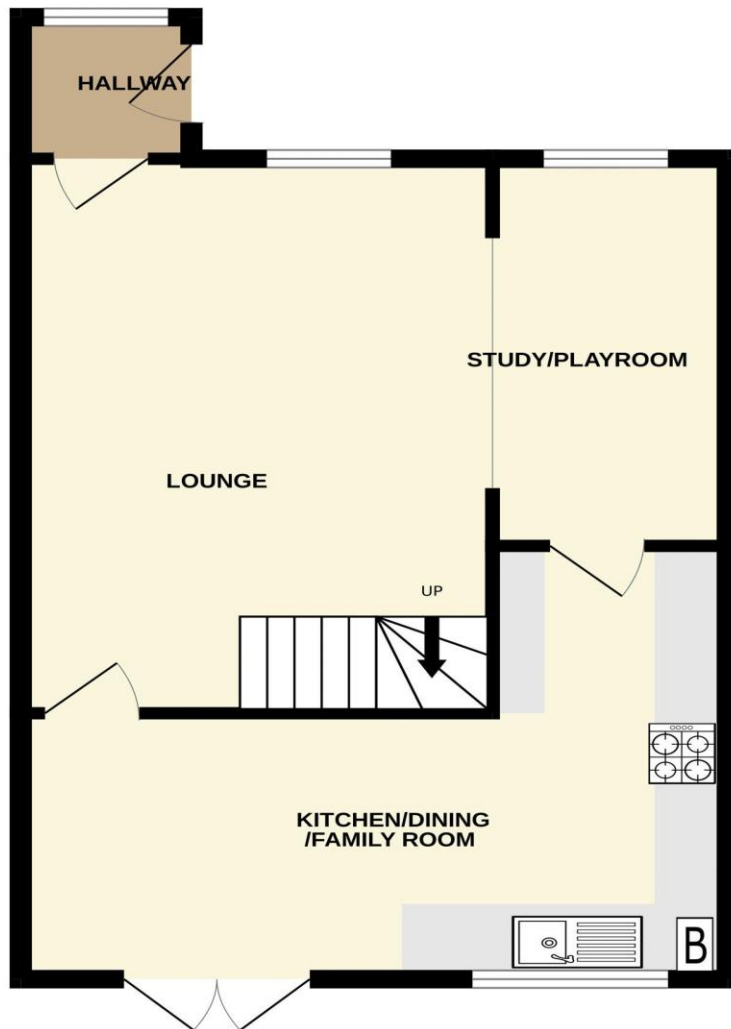
Council Tax Band
C

VIEWINGS STRICTLY BY
APPOINTMENT

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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 composite entrance door with chrome furniture, outside lighting. Window to front.

LOUNGE 17' 6" x 13' 0" (5.33m x 3.96m)

Window to front with fitted vertical blinds, Eastern aspect, dado rail, oak laminate flooring, double radiator, staircase to first floor, wide access:

STUDY/PLAYROOM 12' 7" x 6' 7" (3.83m x 2.01m)

Window to front, Eastern aspect, fitted vertical blinds, double radiator, dado rail, wall light points, a highly adaptable room.

L SHAPED KITCHEN/DINING ROOM/FAMILY ROOM 19' 3" x 13' 6" max (5.86m x 4.11m)

KITCHEN AREA

Comprehensively fitted with oak door and drawer fronts with stainless steel fittings and granite effect work surfaces with upstand, metro tiled splashbacks, one and half bowl stainless steel sink, chrome mixer tap, integrated four burner gas hob, with extractor hood above, and waist level oven and grill, space for fridge freezer, washing machine and tumble dryer, glazed display cabinets, ceramic tiled floor, recessed low voltage lighting, window overlooking rear garden, fitted blinds, Western aspect, wide access to:

DINING FAMILY ROOM

Continuous ceramic tiled floor, double casements doors and vertical blinds overlooking rear garden, Western aspect, radiator.

ON THE FIRST FLOOR

LANDING

With timber and twisted iron ballustrade, access to roof space, modern consumer unit. Built in linen cupboard.

BEDROOM 1 12' 6" x 10' 9" (3.81m x 3.27m)

Range of built in wardrobe cupboards, radiator, window to front, fitted vertical blinds, Eastern aspect.

ENSUITE 6' 9" x 5' 0" (2.06m x 1.52m)

White contemporary suite, quadrant shaped shower with Aquaboard curved glass sliding doors, electric shower unit, hand basin with cupboard beneath, low level WC, radiator, ceramic tiled floor, window to front.

BEDROOM 2 12' 6" x 8' 6" (3.81m x 2.59m)

Window to rear affording a delightful outlook, radiator, Western aspect, laminate flooring.

BEDROOM 3 12' 0" x 6' 9" (3.65m x 2.06m)

Laminate flooring, radiator, window to rear pleasant outlook, blinds, Western aspect.

BATHROOM 9' 0" x 6' 9" (2.74m x 2.06m)

A delightful contemporary suite in white with chrome fittings, panelled bath, mixer tap, shower attachment, folding shower screen, wash hand basin with cupboard beneath, WC., vinyl flooring, fully tiled walls with decorative border tile, window affording a Southern aspect. Heated towel rail.

OUTSIDE

The rear garden extends to approximately 40 ft, fully fenced, paved patio area adjacent to the house, shingle border with shrubs and decorative trees, timber garden shed. To the front is an extensive parking area with space for several vehicles within the driveway is a recessed area currently housing a large timber shed.

Directions

From our Bearsted Office proceed in a southerly direction into Yeoman Lane, at the junction with the Ashford Road, turn right taking the second turning on the left into Spot Lane, continue for some distance passing onto the Downswood development along Mallards Way, at the roundabout take the second exit and Longham Copse will be found fourth turning on the left hand side. Continue to follow the road and the property will be found at the end as indicated by our signboard.



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