



88 The Landway
Bearsted, Maidstone
ME14 4BL

Offers in Excess of £550,000

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Description

Splendid non estate detached house, cleverly extended to create this perfect family home. Set amidst an attractive corner plot with well proportioned rooms and large picture windows creating a light and airy interior. The property comes to the market for the first time in 31 years having been thoroughly enjoyed by the present owner and their family. Situated adjacent to the highly regarded local infant and junior school (Thurnham, Ofsted Outstanding and Roseacre, Ofsted Good) and within a quarter of a mile of the Village Green and mainline railway station. The gardens are approached from oak bi-folding doors from the open plan kitchen dining room extension with the gardens featuring a raised sun deck facing West catching the setting sun. Offered with NO FORWARD CHAIN, highly recommended providing the ideal forever home (no more stressful car journeys to school!!). Agents Note: It is considered that this property would achieve between £2000 to £2300 as a monthly rental.

Location

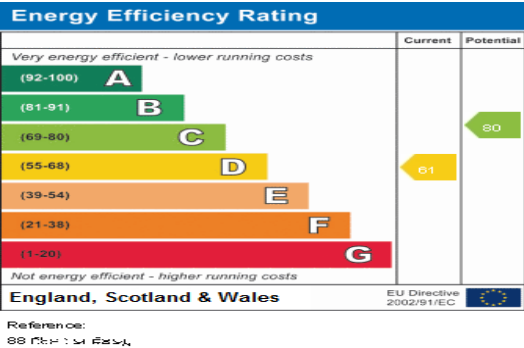
Within a quarter of a mile of the village green with it's gastro pubs, restaurants and mainline railway station connected to London on the Victoria line. Highly regarded local infant and junior school, Roseacre and Thurnham with local amenities on the Ashford Road, which include doctors surgery, chemist and shopping parade. To the east of the village is the Woodlands Trust, a unique area of amenity land for all to enjoy. Maidstone the County town is some three miles distant and offers a more comprehensive selection of amenities including a wider range of schools and colleges 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.

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.



GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1333 sq.ft. (123.8 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 light, entrance door with glazed side panel.

ENTRANCE HALL

Quarry-tiled flooring, built-in double low level metres cupboard, double radiator, window with a southern aspect.

LOUNGE 13' 1" x 14' 9" (3.98m x 4.49m)

Laminate flooring, picture window to front affording a western aspect, wall light points, radiator, timber fire surround with inset marble and fitted living flame gas fire. Understairs cupboard.

OPEN PLAN KITCHEN / FAMILY ROOM

Family Room 13' 2" x 10' 10" (4.01m x 3.30m)
Continuous laminate flooring, double casement doors to garden, eastern aspect, wall light points, radiator. Kitchen Area 18' 2" x 11' 0" (5.53m x 3.35m) Fitted with white high gloss laminate doors featuring glazed display cabinets and complimenting grey woodgrain finish working surfaces and upstand. White enamel sink with chromium mixer tap, four burner gas hob with glass splashback, extractor hood above and oven beneath. Space for washing machine and tumble dryer. Double radiator, continuous laminate flooring, window to side, mosaic tiled splashbacks, double radiator. Concealed counter top lighting. Peninsula breakfast bar, wide access to the dining room.

Dining Room 18' 3" x 8' 0" (5.56m x 2.44m)

Continuous laminate flooring, double radiator, superb oak bi-folding doors create an uninterrupted view of the garden.

REAR LOBBY

Window to front, storage area, door to

CLOAKROOM

White suite, wash hand basin, WC, tiled splashback.

ON THE FIRST FLOOR

LANDING

Access to roofspace.

BEDROOM 1 11' 9" x 10' 10" (3.58m x 3.30m)

Picture window overlooking rear garden affording an Eastern aspect, radiator. Walk in dressing room with hanging rail and window to front.

EN-SUITE SHOWER ROOM

White suite comprising shower cubicle with mixer, pedestal wash hand basin with mixer tap, low level WC, fully tiled walls, ceramic tiled floor.

BEDROOM 2 12' 9" x 10' 8" (3.88m x 3.25m)

Picture window to front affording a western aspect, radiator, built-in airing cupboard housing Worcester gas fired boiler and hot water cylinder, pump for shower.

BEDROOM 3 11' 6" x 10' 2" (3.50m x 3.10m)

Picture window to rear, eastern aspect, radiator.

BEDROOM 4 9' 7" x 7' 0" (2.92m x 2.13m)

Window to side affording a southern aspect, radiator. Built-in storage cupboard.

FAMILY BATHROOM

Sumptuously fitted with a traditional roll top bath slipper with ball and claw feet, side mixer taps, pedestal wash hand basin with upstand, low level WC, fully tiled walls with sculptured ceramics and mosaic panels for relief. Chromium plated heated towel rail, ceramic tiled floor, window to rear, eastern aspect.

OUTSIDE

Front Garden Brick paviour driveway with parking for 2 vehicles, timber garden shed, lawn, rockery beds, cherry tree, sculptured conifers and further brick paviour pathway leading to the front door, side pedestrian access to the rear garden. Rear Garden Fully fenced and flanked by a mature leylandii hedge, paved patio adjacent to house, shallow steps to lawned area, feature raised sun deck with pergola and climbing shrubs. Ideal for sundowners! The garden measures 52 feet.

Directions

From our Bearsted office proceed in a westerly direction into Ware Street, passing the railway on the right hand side, taking the first turning on the left into Hogg Hill, at the top of the hill and at the roundabout take the second exit into Birling Avenue and The Landway will be found first on the left.



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