



3 Restharrow Road
Weaving, Maidstone
ME14 5UH

Offers in the Region of £700,000

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Weaving
Maidstone
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Description

Wonderful chance to purchase this much-loved detached family house set amidst a large plot with ample parking and a separate detached double garage (18'3 x 17'). Built by Wards Construction in the 1980s to this highly desirable Hampstead design offering well-proportioned accommodation (just under 2000 square feet) with room for all the family. The accommodation comprises of hallway, downstairs cloakroom, living room, lounge, dining room, kitchen/breakfast room, utility room, study, upstairs double bedrooms, ensuite, family bathroom. The well-stocked gardens are arranged to the front, side and rear, extending to 120ft at the back. This spacious family home has great scope and potential at a most realistic price.

Location

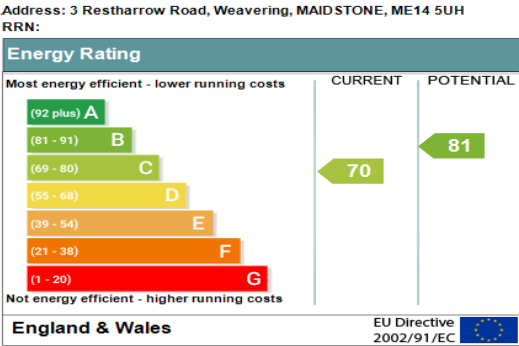
Weaving is located in this attractive position, close to Mote Park with its 450 acres, boating lake, leisure centre and swimming pool. This sought-after location on the Grove Green estate is convenient to an excellent selection of amenities including a large supermarket and shopping parade, medical and community centres, together with St Johns Primary School (Ofsted rated Outstanding) catering for infants and juniors. Bearsted mainline railway station is one mile distant and is connected to London with trains into Victoria Station. Maidstone town centre is also one mile distant and offers a more comprehensive selection of amenities including Fremlins Walk shopping area, two museums, theatre, County library and three further railways stations offering a wealth of travel connections. There is a wide selection of excellent secondary schools in and around the town centre. The M20/A20/M2/M25 and M26 motorways are also close by and offer superb access to both London and the Channel ports.

Council Tax Band

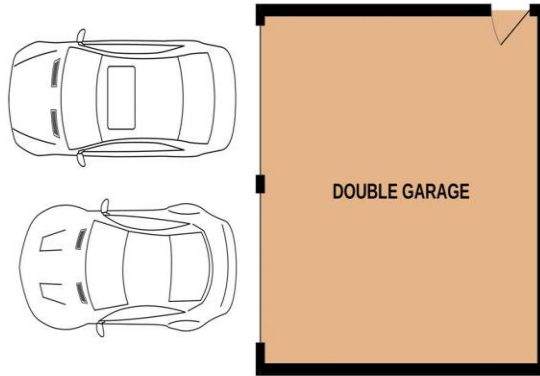
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VIEWINGS STRICTLY BY APPOINTMENT

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



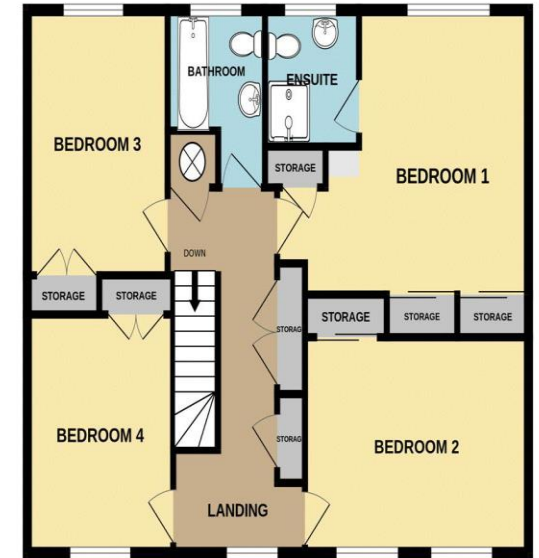
OUTSIDE
310 sq.ft. (28.8 sq.m.) approx.



GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



1ST FLOOR
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 2201 sq.ft. (204.5 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 CANOPY

Outside light, meter cupboards, half-glazed composite entrance door.

ENTRANCE HALL

Staircase to first floor, radiator, understairs cupboard, door to:

CLOAKROOM

Low level WC, wash handbasin, tiled splashback, window to front.

LOUNGE 17' 1" x 16' 0" (into bay) (5.20m x 4.87m)

Feature fireplace with gas fire, marble inset and hearth, two radiators, box bay window to front overlooking front garden, opening to:

DINING ROOM 11' 9" x 8' 7" (3.58m x 2.61m)

Radiator, double casement doors overlooking rear garden, door to:

KITCHEN 23' 10" x 11' 9" (maximum) (7.26m x 3.58m)

Range of units with oak door and drawer fronts with complimenting work surfaces, tiled walls with additional feature tile, stainless steel sink, eye-level oven, electric hob with extractor over, window to rear, vinyl flooring, space for undercounter dishwasher, fridge/freezer, window to rear and side, door to:

UTILITY ROOM 11' 4" x 4' 10" (3.45m x 1.47m)

Units with oak doors and drawer fronts, complimenting work surfaces, Vaillant boiler providing hot water and central heating, radiator, UPVC door to rear garden, door to:

STUDY 11' 4" x 10' 9" (3.45m x 3.27m)

Radiator, patio doors overlooking the rear garden.

LIVING ROOM 16' 11" x 8' 11" (5.15m x 2.72m)

Window overlooking the front garden, radiator.

ON THE FIRST FLOOR

LANDING

Access to roof space, airing cupboard housing hot water cylinder, storage cupboards.

BEDROOM 1 17' 1" x 13' 8" (maximum) (5.20m x 4.16m)

Built-in wardrobe, window to rear, radiator. Door to:

ENSUITE 6' 0" x 5' 11" (1.83m x 1.80m)

Fully tiled walls, single shower cubicle with electric shower, low level WC, wash hand basin, radiator, window to rear.

BEDROOM 2 15' 2" x 9' 11" (4.62m x 3.02m)

Two windows to front, radiator, built-in cupboard.

BEDROOM 3 11' 10" x 9' 1" (3.60m x 2.77m)

Window to rear, radiator, built-in wardrobe.

BEDROOM 4 11' 6" x 9' 1" (3.50m x 2.77m)

Window to front, radiator, built-in wardrobe.

BATHROOM 8' 0" x 6' 1" (maximum) (2.44m x 1.85m)

Half tiled walls, bathroom suite comprising bath with electric shower, low level WC, wash hand basin, radiator, window to rear.

OUTSIDE

To the front of the property the garden consists of established shrubs and lawned area, good size driveway providing parking for multiple cars, double detached garage with up and over doors, electric, light and power. The rear garden measures 120ft with fully fenced boundaries, established shrubs including Ceanothus, Ribena bush, Camelia, Magnolia, Wisteria and Lilac, decked area at the rear, patio adjacent to the property and paved area to the side of the house leading to the double garage (measuring 18'3 x 17') and side pedestrian access. To the side of the property is a large area which would be ideal for extending.

Directions

From Maidstone take the Ashford Road A20 signposted to Bearsted. At traffic lights turn left into New Cut Road. At the 3rd roundabout turn right into Grovewood Drive North. Take the first turning on the right into Provender Way, Restharrow Road will be found 3rd turning on the left just beyond St John's school, the property is the 2nd property on the left hand side as you enter the road, as indicated by our sign board.



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