



**104 The Landway**  
**Bearsted, Maidstone**  
**ME14 4LD**  
**Price £440,000**



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The Landway  
Bearsted  
Maidstone  
ME14 4LD**





Description

Highly adaptable semi detached family house, benefitting from an excellent pitched roof single storey extension. Sought after, non estate location with easy access to the acclaimed local schools, railway station and Village Green. The accommodation is arranged on two floors and extends to in excess of 1,000 sq ft and offers an entrance hall, two living rooms, four bedrooms, bathroom, separate shower room, kitchen with appliances, driveway with parking for two vehicles, 38 ft rear garden enjoying a south eastern aspect.

Location

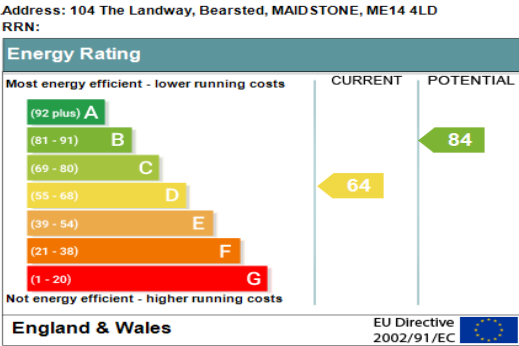
Within a quarter of a mile of the village green with it's gastro pubs, restaurants and mainline railway station connected to London on the Victoria line. Highly regarded local infant and junior school, Roseacre and Thurnham with local amenities on the Ashford Road, which include doctors surgery, chemist 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

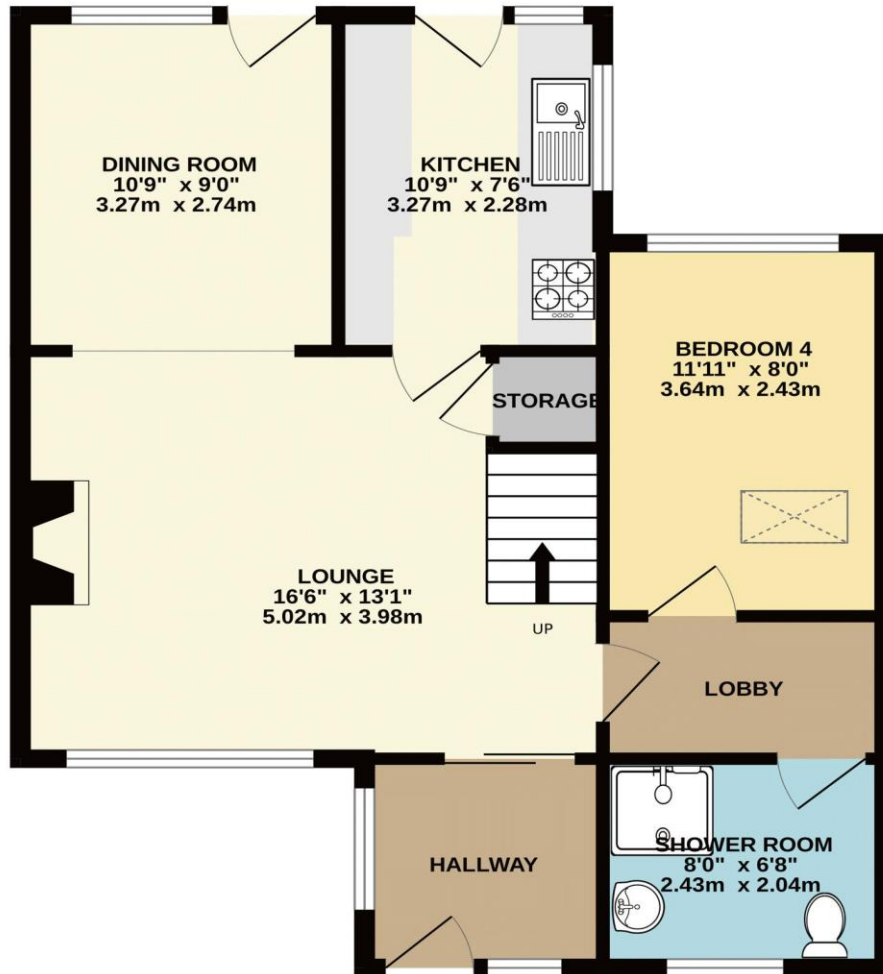
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VIEWINGS STRICTLY BY APPOINTMENT

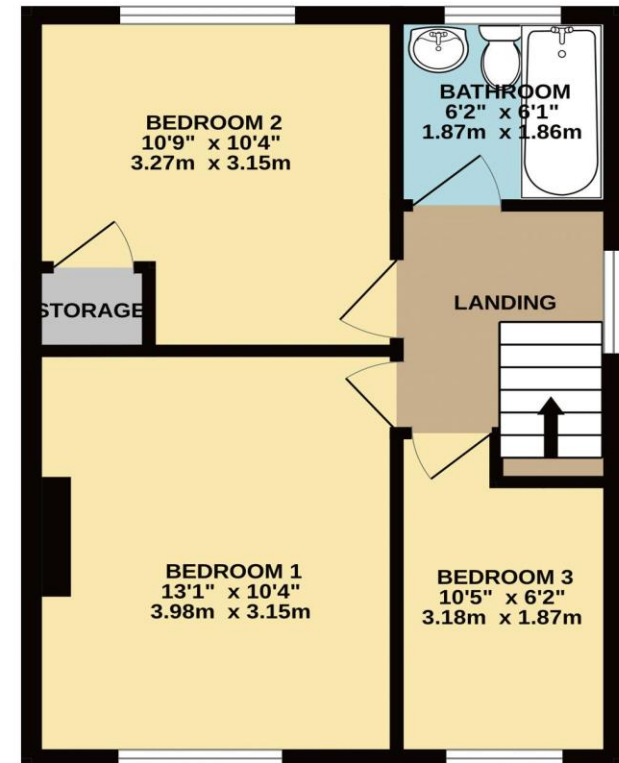
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



GROUND FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.3 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

Composite entrance door with decorative window panel and side panel window, window to the side. Door to:

**LOUNGE** 16' 6" x 13' 1" (5.03m x 3.98m)

Stairs to first floor, window to front, electric fireplace with wood surround and marble inset and hearth, cupboard under the stairs housing service meters and consumer unit. Wide opening to:

**DINING ROOM** 10' 9" x 9' 0" (3.27m x 2.74m)

Radiator, single casement door and window leading to the rear garden, south eastern aspect.

**KITCHEN** 10' 9" x 7' 6" (3.27m x 2.28m)

Range of units with Oak door and drawer fronts with complimenting working surfaces, partly tiled walls, space for under counter fridge, freezer and plumbing for washing machine, integrated Bosch oven with four burner gas hob and extractor hood above, stainless steel one and a half bowl sink with drainer, window to side, ceramic tiled flooring, radiator, single casement door and window to rear garden, south eastern aspect.

### LOBBY

**BEDROOM 4** 11' 11" x 8' 0" (3.63m x 2.44m)

Sky light Velux window, radiator, window overlooking the rear garden, south eastern aspect.

**DOWNSTAIRS SHOWER ROOM** 8' 0" x 6' 8" (2.44m x 2.03m)

Mosaic tile effect vinyl flooring, white suite, low level WC, pedestal wash hand basin, step in shower cubicle with electric Aquatronic Ultra 3 shower, tiled splashbacks, window to front, heated towel rail.

## ON THE FIRST FLOOR

### LANDING

Window to side, access to roof space, the loft is boarded with electric and houses Worcester combination boiler supplying heating and domestic hot water throughout.

**BEDROOM 1** 13' 1" x 10' 4" (3.98m x 3.15m)

Window to front, double radiator.

**BEDROOM 2** 10' 9" x 10' 4" (3.27m x 3.15m)

Window overlooking the rear garden, south eastern aspect, radiator, built-in storage cupboard.

**BEDROOM 3** 10' 5" x 6' 2" (3.17m x 1.88m)

Window to front, radiator.

**BATHROOM** 6' 2" x 6' 1" (1.88m x 1.85m)

White suite, low level WC, pedestal wash hand basin, panelled bath with shower over, ceramic tiled floor and walls, chromium plated heated towel rail, window to the rear, southern aspect.

### OUTSIDE

The front of the property has a concrete driveway with parking for two vehicles, a lawned area with mature trees, gas service meter, outside light. The rear garden is a particular feature, south east facing and measuring 38 ft with a paved patio adjacent to the house, a formal lawned area, well stocked with mature trees and shrubs including Heather, Camelia,

Rose bushes and Palm tree. Outside light, tap and fully fenced boundaries.

### 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 Hog 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, the property is a short distance along on the left hand side.



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