



8 Woodleas
Barming, Maidstone
ME16 9JL
Asking Price £350,000

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Description

A great opportunity to purchase this well established family house offering nicely proportioned rooms with a large west facing rear garden measuring 62' by 50' with an adjacent garage. The property requires modernisation and improvement, account for which has been taken within the most realistic asking price. Most of the rooms downstairs have original herringbone patterned hardwood parquet flooring. The rooms feature large picture windows which create a light and airy interior. Easy access to the local Barming school with a Good Ofsted report and local shops. The Beverley estate is highly sought after. This property is offered with no forward chain and has great potential.

Location

Located on this sought after development in the popular western suburb of Barming, adjacent to a local parade of shops providing for everyday needs with excellent local schooling. Barming is located to the west of Maidstone, one and half miles from the centre, with regular bus services on the Tonbridge Road. The County town offers excellent shopping facilities, two museums, theatre, County library, multi-screen cinema. Barming mainline railway station is within a quarter of a mile, providing access to London on the Victoria Line. 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

D

VIEWINGS STRICTLY BY APPOINTMENT

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

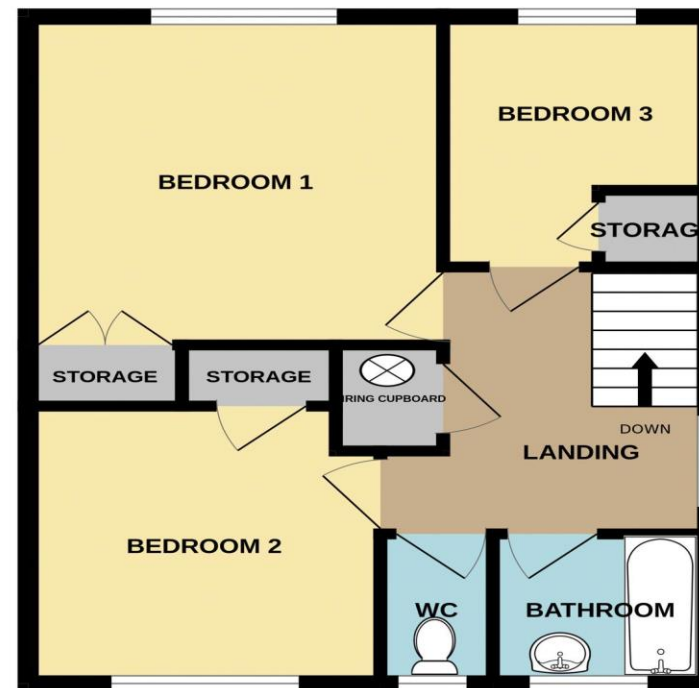


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.5 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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ON THE GROUND FLOOR

ENTRANCE PORCH

Glazed entrance door and side panels, door to:

ENTRANCE HALL

Delightful parquet flooring, radiator, staircase to first floor, understairs cupboard, window to side affording a southern aspect.

CLOAKROOM

Hand basin, low level WC, built-in storage cupboard.

LOUNGE 17' 3" (max) x 13' 0" (5.25m x 3.96m)

Continuous parquet flooring, deep bay window, radiator, fitted gas fire, wall light points, wide access to:

DINING ROOM 10' 0" x 10' 0" (3.05m x 3.05m)

Continuous parquet flooring, radiator, patio doors to:

CONSERVATORY 9' 6" x 8' 9" (2.89m x 2.66m)

Glazed door to garden.

EXTENDED KITCHEN / BREAKFAST ROOM 17' 6" x 9' 0" (max) (5.33m x 2.74m)

Ceramic tiled floor, range of units, electric cooker, plumbing for washing machine, fridge freezer, Baxi wall mounted gas fired boiler, fully tiled walls, window to rear, half glazed door to side.

ON THE FIRST FLOOR

LANDING

Window to side, southern aspect, access to roof space, built-in linen cupboard with lagged cylinder.

BEDROOM 1 11' 10" x 11' 7" (3.60m x 3.53m)

Picture window to front, eastern aspect, radiator, double built-in wardrobe cupboard.

BEDROOM 2 10' 0" x 9' 0" (3.05m x 2.74m)

Built-in wardrobe cupboard, radiator, window overlooking rear garden, western aspect.

BEDROOM 3 9' 0" x 7' 6" (2.74m x 2.28m)

Wardrobe cupboard, radiator, window to front, eastern aspect.

BATHROOM

Panelled bath, wash hand basin, radiator, tiled splashback, window to rear.

SEPARATE WC

Window to rear, low level WC.

OUTSIDE

To the front there is a good sized front garden with a 50 ft road frontage, side pedestrian access. The rear garden is a particular feature measuring 62' by 50' with a western aspect, laid to lawn, many fruit trees including Espalier Apple trees, Pear and Plum, shrub borders featuring Cotoneaster, Camellia, Roses, two timber sheds and water tap. Personal door to garage measuring 17'4" by 8'1" in adjacent block with up and over entry door.

Directions

From Maidstone leave via the Tonbridge Road, A26, in a westerly direction and after approximately one mile and just beyond the second set of traffic lights turn right into Fountain Lane, at the next set of traffic lights, after a short distance, turn left into Heath Road and continue, turning left into Beverley Road, then take the second left into Woodleas and the property will be found a short distance along on the left hand side, as indicated by our signboard.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN

