



7 Greystones Road
Bearsted, Maidstone
ME15 8PD

Guide Price £375,000 to £400,000

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Maidstone
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Description

Well presented chalet style semi-detached house which has been transformed to create a thoroughly contemporary family home. Set amidst a large plot, 150' in depth, flanked by mature trees at the rear. The large picture windows create a light and airy interior taking full advantage of the southern aspect and far reaching views. The accommodation features a lounge with split faced granite media wall, separate dining room with patio doors to a composite deck, fitted kitchen with contemporary units and appliances, hall, landing, three bedrooms, well appointed bathroom, a long driveway with ample parking and a detached garage.

Location

Bearsted has excellent facilities and local amenities which include a selection of shops on the Ashford Road, together with a medical centre, post office and chemist. Around The Village Green there is a further selection of shops, gastro pubs and restaurants together with a library and mainline railway station connected to London Victoria and London Blackfriars. The Village also boasts excellent sporting facilities and clubs including tennis, bowls, football, cricket, golf and there is 26 acres of amenity land for all to use known as The Woodland Trust. For children there is brownies and guides, cubs and scouts, together with highly regarded infant and junior schools. Maidstone town centre is some 2 1/4 miles distant and offers a more comprehensive selection of amenities including excellent shopping facilities at The Mall and Fremlins Walk, two museums, Theatre, County library, Multi screen cinema and two further railway stations connected to London. The M2/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

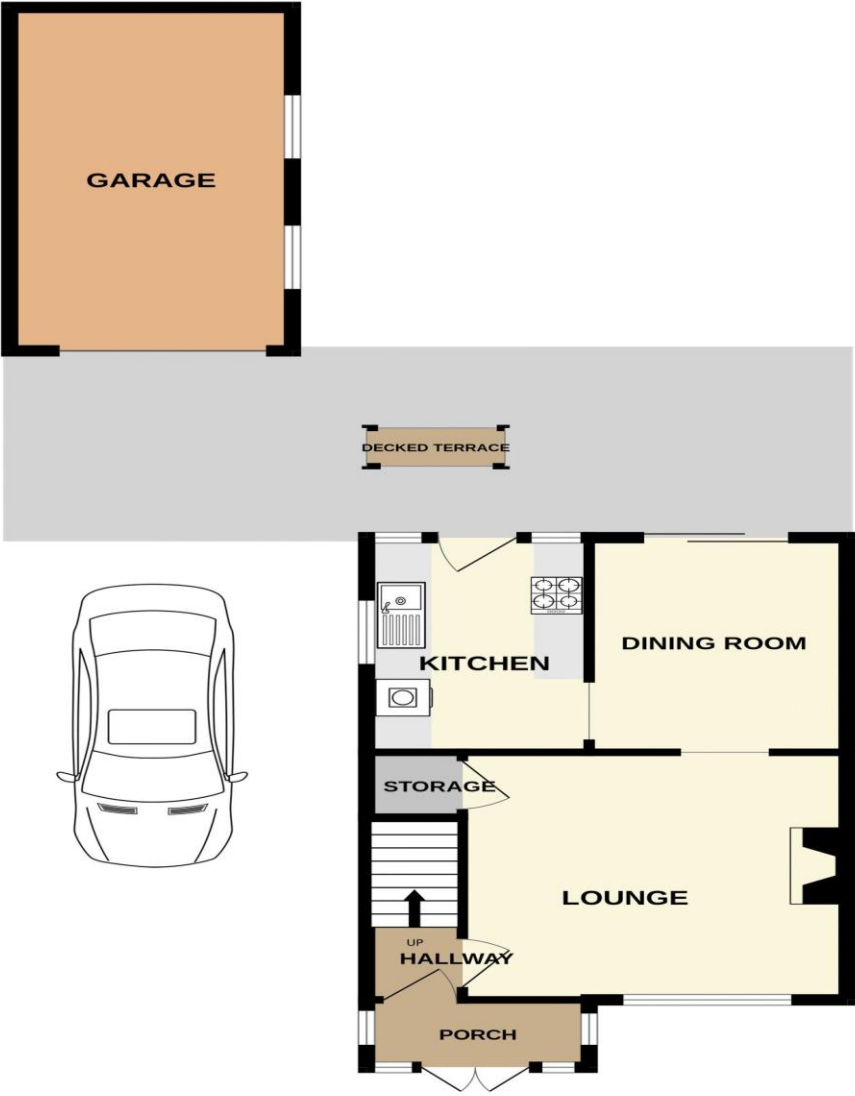
VIEWINGS STRICTLY BY APPOINTMENT

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		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.1 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

Continuous ceramic wood grain effect flooring, modern internal wooden doors and architrave, nickel light switches and USB plug sockets throughout the ground floor.

ENTRANCE PORCH

Brick built entrance porch with windows and double glass panel doors, light, vinyl flooring and UPVC fully glazed entrance door.

ENTRANCE HALL

Staircase to first floor, low voltage recess lighting, underfloor heating and control panel.

LOUNGE 13' 0" x 13' 2" (3.96m x 4.01m)

Under floor heating, window to front with fitted blind, southern aspect, false ceiling with concealed lighting creating a delightful ambience, a stunning split faced granite media wall with contemporary gas fire, built-in storage cupboard housing the consumer unit. Opening to:

DINING ROOM 10' 9" x 8' 10" (3.27m x 2.69m)

Sliding doors to the garden, radiator. Door to:

KITCHEN 10' 10" x 7' 4" (3.30m x 2.23m)

Contemporary dark grey units with complimenting natural slate effect work surfaces, AEG induction hob with extractor hood above, integrated AEG one and a half oven and dishwasher, space for washing machine, stainless steel sink with window overlooking the side, radiator with decorative cover, single casement door and window to the rear garden.

ON THE FIRST FLOOR

Modern internal wooden doors and architrave, nickel light switches and USB plug sockets throughout the first floor.

LANDING

Window to side, access to roof space which houses Ideal combination boiler supplying domestic hot water and heating (installed in 2023), low voltage recess lighting.

BEDROOM 1 12' 10" x 10' 0" (3.91m x 3.05m)

Window to the front affording a pleasant outlook and southern aspect, low voltage recess lighting, two wall light points.

BEDROOM 2 10' 9" x 10' 0" (max) (3.27m x 3.05m)

Fitted wardrobes with sliding doors, built-in storage cupboard, window overlooking the rear garden, wood laminate flooring.

BEDROOM 3 10' 0" x 6' 5" (3.05m x 1.95m)

Window to the front affording a southern aspect, wood laminate flooring, radiator.

BATHROOM 7' 3" x 6' 4" (2.21m x 1.93m)

White suite with veined marble effect tiled flooring and walls, low level WC, wash hand basin with cupboard underneath, P-shaped panelled bath with glass shower screen and attractive blackened fittings including a waterfall tap and rainforest shower head, radiator, window to the rear.

OUTSIDE

The front of the property has a long driveway with parking available for multiple cars, leading up to a double wooden gate which leads to the detached garage. The detached garage measures 17' 8" by 9' 8" with an up and over entry door. Lawned area bordered with shrubs, outside light. The rear garden has a composite decked seating area adjacent to the house, a lawned area with raised vegetable bed, outside tap, outside light, access to the front.

Directions

From our Bearsted office proceed in a southerly direction into Yeoman lane, passing The Village Green on the left. At the junction with the Ashford Road turn right onto Ashford Road heading towards Maidstone, taking the second turning on the left into Spot Lane. Continue through the traffic calming measures taking the second turning on the left into Greystones Road, the property will be found a short distance along on the left hand side.



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