



9 Aldington Road
Bearsted, Maidstone
ME14 4AN
OIEO £450,000

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Description

Rare opportunity to purchase this spacious, light and airy, detached bungalow, delightfully presented and situated in this highly sought after cul de sac. Stunning views to the rear over Banky Meadow and Mote Park beyond. Set amidst a landscaped plot with an east / west aspect and a 50 ft rear garden. Well proportioned rooms arranged on one floor, extending to 1100 sq ft, with gas heating and double glazing. The property has an extensive brick paviour driveway and garage. Viewing is highly recommended. Sold with no forward chain.

Location

From our Bearsted office proceed in an westerly direction onto Ware Street, taking the first turning on the left hand side into Hogg Hill. At the top of the road and at the mini roundabout take the second exit into Birling Avenue. Continue for some distance, take the last turning on the right into Hampson Way, first turning on the left into Aldington Road and the property will be found a short distance along on the right hand side as indicated by our sign board.

Council Tax Band

D

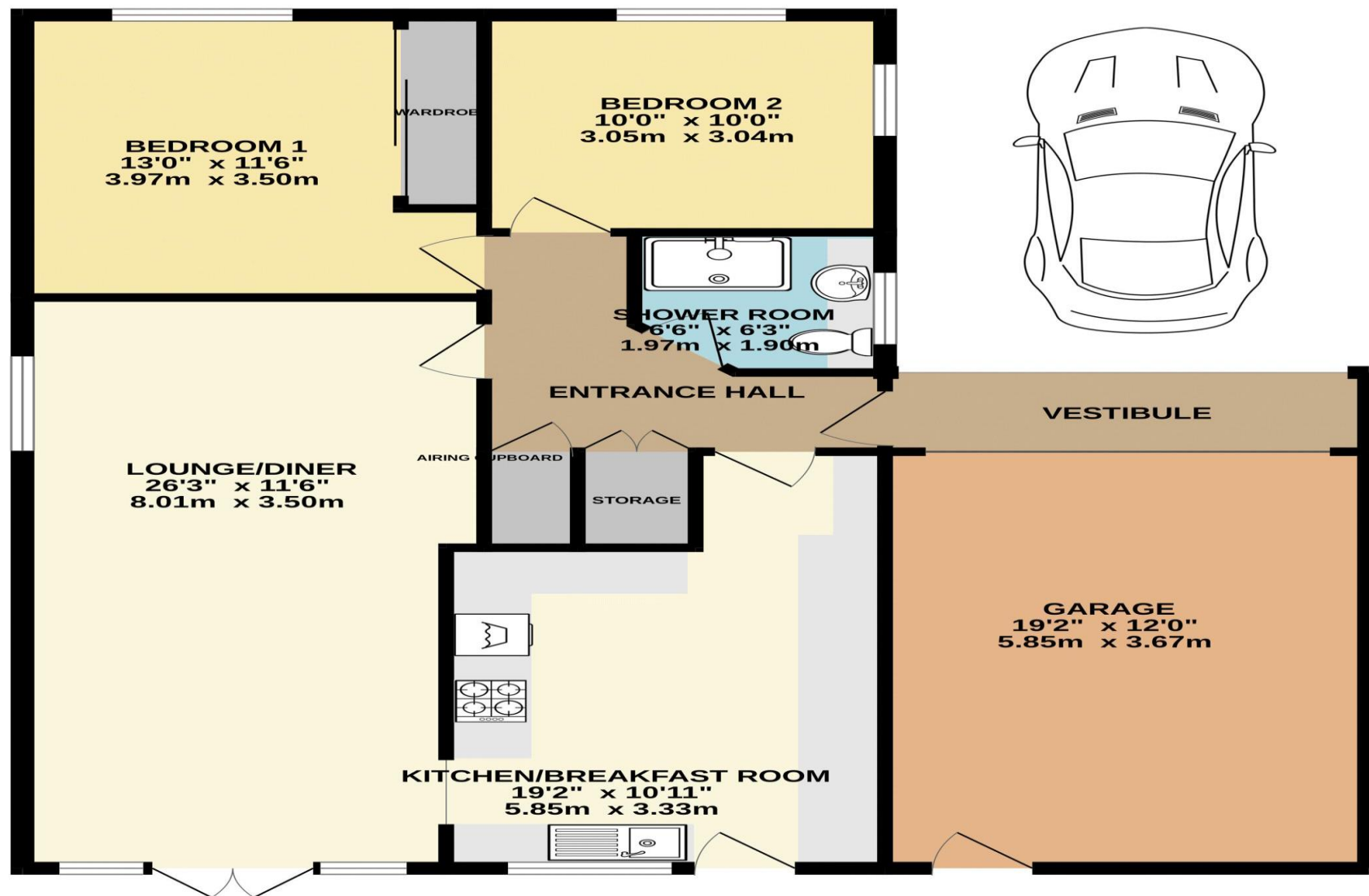
VIEWINGS STRICTLY BY APPOINTMENT

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	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1118 sq.ft. (103.9 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 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

Oak internal doors, architraves and skirting boards throughout.

ENTRANCE HALL

White UPVC entrance door with black furniture and two glazed panels, parquet flooring, double door storage cupboard, airing cupboard with radiator, low voltage recessed lighting, radiator.

LOUNGE / DINER 26' 3" x 11' 6" (7.99m x 3.50m)

Double casement doors and windows overlooking the rear garden and stunning views beyond over Banky Meadow, parquet flooring and window to side with vertical blinds in the dining area, two radiators, low voltage recessed lighting.

KITCHEN / BREAKFAST ROOM 19' 2" x 10' 11" (5.84m x 3.32m)

A fantastic range of units with oak door and drawer fronts, glass fronted display cabinets, wine rack, integrated eye level Hotpoint oven and grill, four burner Bosch gas hob with extractor hood above, one and a half bowl ceramic butler sink with drainer and mixer tap, window overlooking the garden with beautiful views, space for washing machine, tumble dryer, slimline dishwasher, fridge and freezer, ceramic tiled walls and splashbacks with decorative border, checkerboard style tiled flooring, low voltage recessed lighting.

BEDROOM 1 13' 0" x 11' 6" (3.96m x 3.50m)

Window to front with fitted vertical blinds, built-in wardrobes with sliding doors, radiator.

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

Window to front with fitted vertical blinds, radiator.

SHOWER ROOM 6' 6" x 6' 3" (1.98m x 1.90m)

White suite with chrome fittings, low level WC with concealed cistern, vanity unit with wash hand basin, mixer tap and cupboards underneath, step in shower cubicle with glass shower screen, extractor fan, fully tiled walls and flooring, chromium plated heated towel rail, window to side with fitted vertical blinds.

OUTSIDE

The property has an impressive frontage with a generous brick paviour driveway for multiple cars, neatly laid to lawn area, fenced boundaries, side pedestrian gate to the rear garden, outside light, garage up and over entry door. The rear garden extends to 47 ft enjoying a western aspect with an extensive raised brick paviour sun terrace adjacent to the bungalow with wrought iron balustrading and integrated outside lighting. The garden enjoys stunning views over Banky Meadow with Mote Park beyond, the perfect location for a sun downer. Shallow steps provide access to an extensively landscaped garden arranged with a shingle and radial patio terrace with further artificial grass area retained by railway sleepers, greenhouse, outside tap, side pedestrian access, fully fenced boundaries, personal door to the garage.

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