



62 Mallings Drive
Bearsted, Maidstone
ME14 4HG

Guide Price £450,000 - £475,000

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Description

Delightfully presented semi detached house in a sought after, non estate, cul de sac within a quarter of a mile of the Village Green, close to open countryside. Originally built in the 1970's, beautifully decorated with new carpets and internal doors. The present owner has been in occupation for 9 years and has transformed the accommodation, with an entrance hall, lounge with picture window to front, dining room overlooking the rear garden, kitchen with appliances, three good sized bedrooms, built-in wardrobes, bathroom and separate cloakroom. Large driveway with ample parking, detached brick garage and a lovely summerhouse measuring 10'5 x 18'3.

Location

To the south of the property is The Woodlands Trust with 26 acres of amenity land and Village Green is within a 1/4 of a mile which typifies the Kentish scene with cricket square, oast houses, gastro pubs and restaurants. There are shops which provide for everyday needs, library with mainline railway station connected to London on the Victoria line. There is a further selection of local shops on the Ashford Road some 1/2 a mile distant with medical centre, chemist and post office. The Village also boasts a wide selection of sporting facilities and clubs including tennis, bowls, football, cricket and golf clubs, brownies and guides, cubs and scouts. Educationally the area is well served with the local Roseacre and Thurnham schools catering for infants and juniors. Maidstone town centre is some 2 1/2 miles distant and offers a wider selection of amenities consistent with its county town status including a selection of schools and colleges for older children in and around the town centre. The M20/A20/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

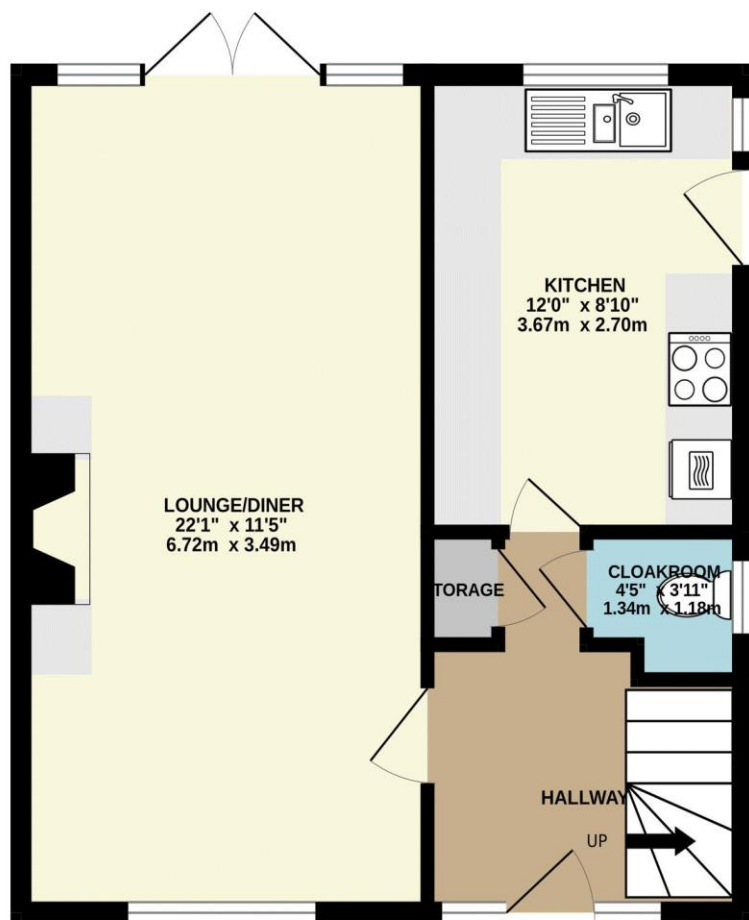
VIEWINGS STRICTLY BY APPOINTMENT

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

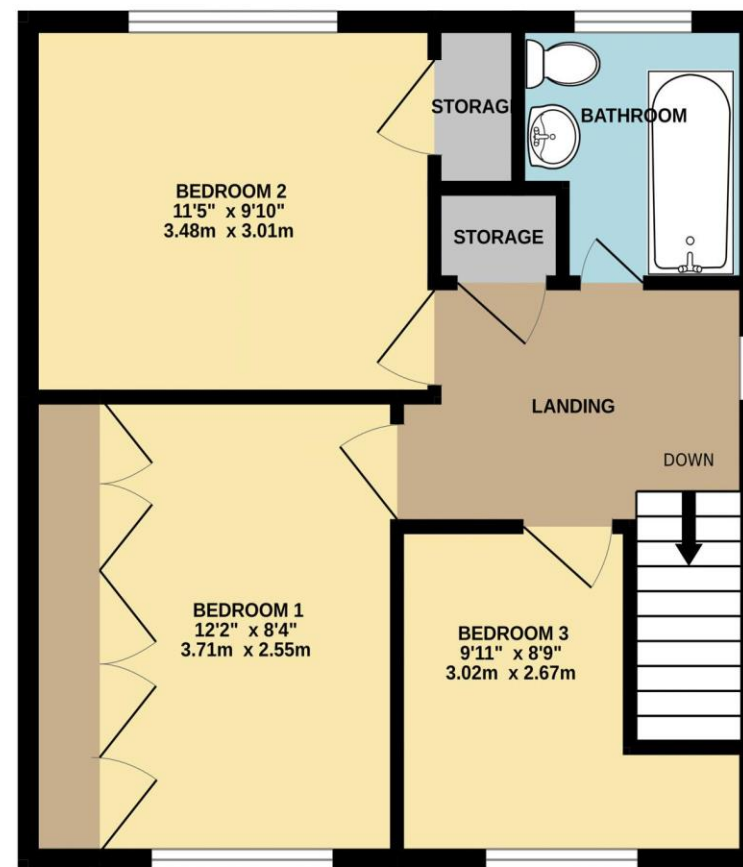


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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 CANOPY

Steps leading to covered entrance canopy, UPVC front door with brass furniture fittings, window to side, outside light.

ENTRANCE HALL

Spacious hallway with engineered oak flooring, radiator, storage cupboard. door to lounge and kitchen, stairs leading to first floor.

LOUNGE/DINER 22' 2" x 11' 5" (6.75m x 3.48m)

Spacious lounge with large picture window to front overlooking front garden, feature oak fireplace with gas fire with added tiled details and hearth, radiator, double casement doors leading to patio area and overlooking delightful rear garden.

CLOAKROOM

Fully tiled walls with decorative border tile, low level WC with cupboard, window to side, understairs storage area.

KITCHEN 12' 1" x 8' 9" (3.68m x 2.66m)

Range of oak door and drawer fronts with antique handles, Quartz worktops and upstand, stainless 1 and half sink with chrome mixer tap, limestone tiled flooring, Wall mounted Worcester boiler. Integrated washing machine, dishwasher, undercounter fridge and freezer, induction 4 ring hob with extractor above, one and half electric oven, window overlooking delightful rear garden and single casement door leading to side.

ON THE FIRST FLOOR

LANDING

Wooden balustrade, window to side, radiator, access to loft space (ladder), airing cupboard housing hot water cylinder.

BEDROOM 1 12' 1" x 8' 5" (3.68m x 2.56m)

Fully fitted built-in wardrobes, window to front, radiator.

BEDROOM 2 11' 6" x 9' 10" (3.50m x 2.99m)

Window to rear, radiator, built-in cupboard with shelving.

BEDROOM 3 9' 0" x 6' 4" (2.74m x 1.93m)

Window to front overlooking front garden, radiator, built-in storage.

BATHROOM

White suite with panelled bath, glass shower screen with electric shower overhead, wash hand basin with chrome taps, low level WC, fully tiled walls with decorative border tile, window to rear, chrome heated towel rail.

OUTSIDE

The front of the property has a walled boundary with lawned area and established shrubs, block paved driveway, parking for several vehicles, large wooden double gates and additional parking leading to the detached brick-built garage measuring 15'3 x 9'4, light and power and up and over door. The rear garden is a particular delight with raised patio area adjacent to the property with wooden balustrade and steps leading down to the garden, decked footpath leading to wooden summerhouse measuring 10'5 x 18'3 with electric, power and water. Lawned area with shrubbed borders and raised planters.

Directions

From our Bearsted office proceed in an easterly direction into The Green passing The Village Green on the right hand side continuing along past The Oak on The Green restaurant, taking the next turning on the left into Mallings Lane. Follow the road to the end and take the right turning down the hill into Mallings Drive, property will be found on the left hand side.



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