



2 Briar Fields
Grove Green, Maidstone
ME14 5UZ

Guide Price £675,000 - £700,000

2
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Description

Situated in one of the area's most desirable neighbourhoods, this spacious and well-presented Kensington Style four-bedroom detached property offers the perfect blend of family comfort and convenience. Ideally located close to outstanding schools, excellent local amenities, and superb transport links, this is a rare opportunity not to be missed. Inside, the home boasts a generous layout, featuring a bright and airy lounge, opening to a dining room, and a well-appointed kitchen with adjoining utility room. An extra downstairs reception room currently used as a study provides the ideal space for home working, or it could be used as a playroom! The property also benefits from an integral tandem garage offering excellent additional storage. Upstairs, you'll find four double bedrooms, including a principal suite with en-suite shower room, and a modern family bathroom. Ample built-in storage throughout the home adds to its practical appeal. Outside, the property features a private rear garden – perfect for family life or entertaining – as well as a driveway with ample off-street parking. This is a fantastic opportunity to secure a substantial family home in a prime location – early viewing is highly recommended.

Location

Within a 1/4 of a mile is the shopping parade at Grove Green with Tesco store, Chemist, Doctors, Post Office and two public houses and Community Centre. The Local infant and junior schools St Johns is highly regarded. With 1/2 a mile is Mote Park with its 450 acres, boating lake, leisure centre and municipal swimming pool. Bearsted mainline railway station is within one mile and offers regular services to London on The Victoria Line. Maidstone The County Town is some two 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. There is a wider selection of schools and colleges 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

F

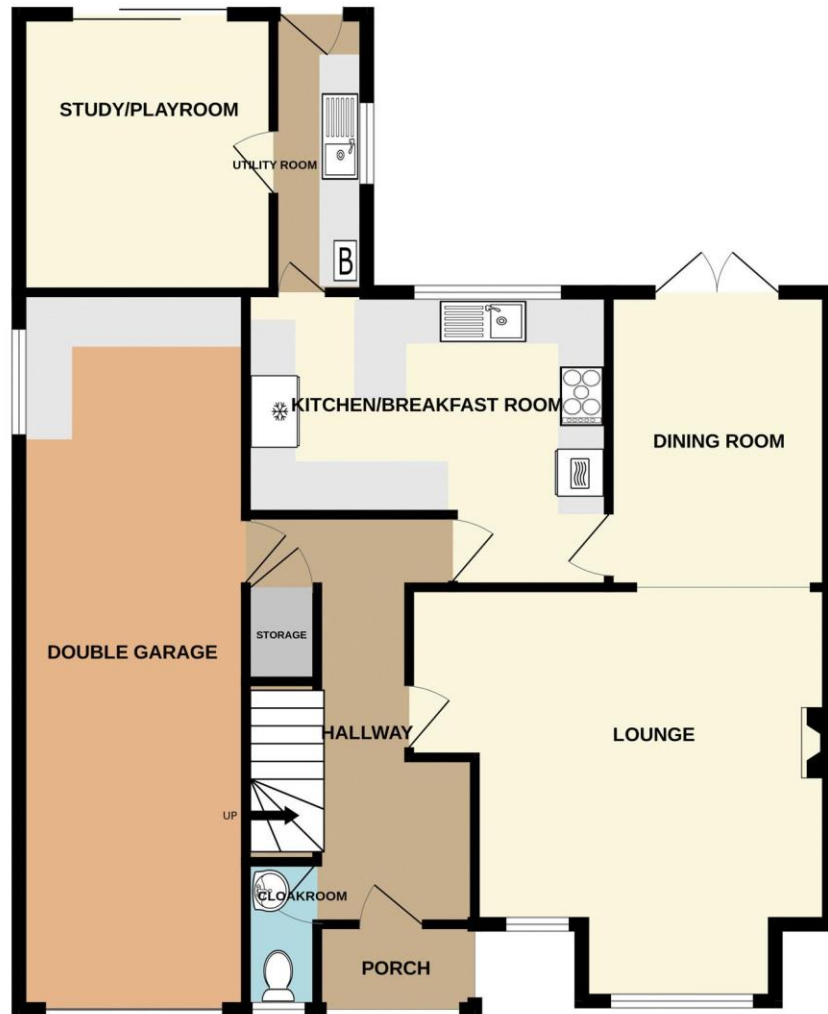
VIEWINGS STRICTLY BY APPOINTMENT

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

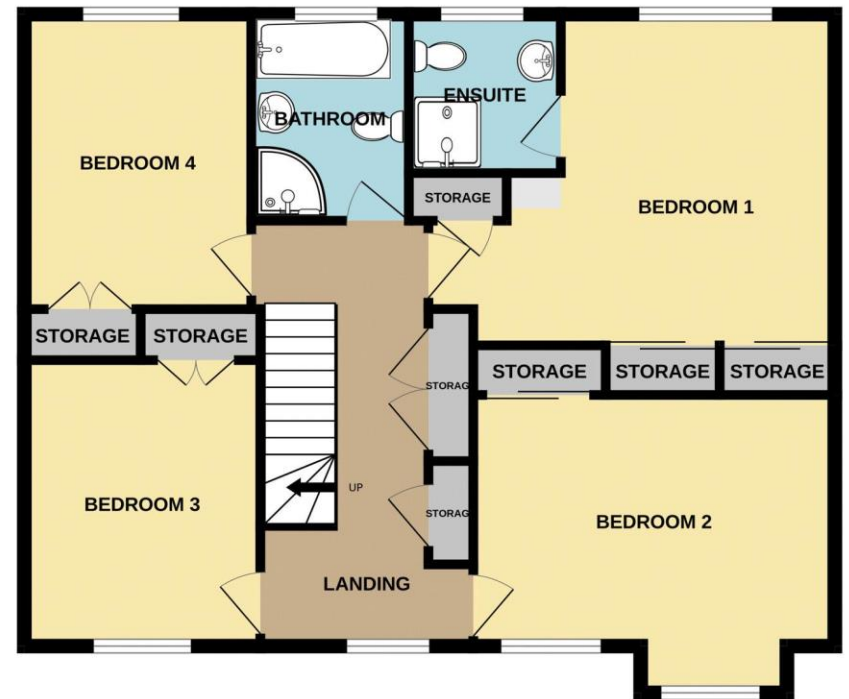


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1077 sq.ft. (100.0 sq.m.) approx.



1ST FLOOR
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA : 1922 sq.ft. (178.6 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

Outside light, service meters, composite entrance door with window panes.

ENTRANCE HALL 16' 8" x 6' 9" (5.08m x 2.06m)

Staircase to first floor with timber balustrade and newel post, built-in understairs storage cupboard, internal door to the garage, radiator.

CLOAKROOM

Low level WC with concealed cistern, corner wash hand basin with mixer tap, chromium plated heated towel rail, ceramic tiled flooring and fully tiled walls with decorative mosaic borders, low voltage recessed lighting, window to front, consumer unit.

LOUNGE 17' 0" x 17' 0" (max) (5.18m x 5.18m)

Feature Adam style fire surround with inset marble conglomerate and matching raised hearth with fitted living flame gas fire, two windows to the front, radiator with decorative cover, two wall light points, wide opening to:

DINING ROOM 12' 0" x 8' 10" (3.65m x 2.69m)

Double casement doors to the rear garden, radiator with decorative cover, two wall light points.

KITCHEN 14' 3" x 12' 0" (4.34m x 3.65m)

A fantastic range of high and low level units with cream door and drawer fronts and chrome fittings, complimenting granite effect working surfaces, peninsular breakfast bar, stainless steel sink with mixer tap and drainer, integrated Neff oven, grill and microwave, five burner gas hob with extractor hood above, metro tiled splashbacks, kitchen waste and recycling cupboard, pull out larder cupboard, under counter lighting, window overlooking rear garden, integrated fridge freezer, tile effect Karndean flooring, low voltage recessed lighting and radiator.

UTILITY ROOM 11' 4" x 5' 2" (3.45m x 1.57m)

Working surface with plumbing for washing machine and dishwasher under, space for tumble dryer, wall mounted cupboard, stainless steel sink with mixer tap and drainer, wall mounted Worcester gas fired boiler, window overlooking rear garden, single casement door to the garden, tiled effect vinyl flooring and tiled splashbacks.

STUDY / PLAYROOM 11' 4" x 10' 4" (3.45m x 3.15m)

Sliding doors to the rear garden, low voltage recessed lighting, radiator.

TANDEM GARAGE 29' 6" x 9' 0" (8.98m x 2.74m)

A range of high and low level units with wooden door and drawer fronts, working surfaces, electric, light and power, window to side, electric up and over entry door.

ON THE FIRST FLOOR

LANDING 17' 8" x 6' 2" (5.38m x 1.88m)

Timber balustrade and newel post, access to roof space, double door built-in storage cupboards with hanging rail and shelf, single built-in cupboard with shelving, window to front, radiator.

BEDROOM 1 17' 0" x 13' 7" (5.18m x 4.14m)

Two built-in wardrobes with internal lighting and sliding mirrored doors, window overlooking rear garden, radiator, further built-in storage cupboard. Door to:

EN-SUITE SHOWER ROOM

White suite with chrome fittings, low level WC with concealed cistern, oak effect top with drawer and cupboard, step in shower cubicle with glass screen and doors, circular sink with mixer tap, oak effect work top with storage under, chromium plated heated towel rail, wood laminate flooring, fully tiled walls with mosaic feature panel, window to rear, low voltage recessed lighting.

BEDROOM 2 15' 1" x 13' 4" (4.59m x 4.06m)

Two windows to front, built-in wardrobe with internal light and mirrored sliding doors, radiator.

BEDROOM 3 11' 5" x 9' 0" (3.48m x 2.74m)

Window to front, radiator, built-in wardrobe with bi-fold doors and internal light.

BEDROOM 4 12' 0" x 9' 0" (3.65m x 2.74m)

Built-in wardrobes with bi-fold doors and internal light, window overlooking the rear garden, radiator.

BATHROOM 8' 0" x 6' 0" (2.44m x 1.83m)

White suite with chrome fittings, low level WC, wash hand basin with mixer tap and cupboard beneath, double ended bath with tiled surround, step in shower cubicle with glass door/screen, ceramic tiled walls with mosaic features, chromium plated heated towel rail, low voltage recessed lighting, ceramic tiled flooring and window to rear.

OUTSIDE

The property has great curb appeal, with a brick paviour driveway providing ample parking, side pedestrian access to the rear garden on both sides of the property and an array of mature shrubs creating all year colour. The rear garden has been arranged thoughtfully, with a generous decked area adjacent to the house, area of lawn, feature Silver Birch tree (snow queen), porcelain tiled pathway and patio area for further seating options - perfect for dining alfresco! Nestled into the corner behind trellis is a timber shed and greenhouse. Outside tap, water butt, lighting, fully walled and fenced boundaries and well stocked with mature trees and shrubs.

Directions

From our Bearsted office proceed in a westerly direction into Ware Street passing the railway station on the right hand side, continue for approximately a mile and a half. Upon reaching the roundabout take the first exit into New Cut Road, at the next roundabout take the first exit into Grovewood Drive, first left into Shepherds Gate Drive and turn left again into Henley Fields, a short distance along take the next left into Briar Fields and the property is the first one on the right.



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