



96 Birling Avenue
Bearsted, Maidstone
ME14 4LL

Guide Price £400,000 to £425,000

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Maidstone
ME14 4LL**



Description

Well established 1960's chalet style semi detached bungalow built by Wimpey Homes. Set well back from the road with a long driveway for convience and a garage.

South facing rear garden for enjoying sunny barbeques, well decorated and presented offering two separate living rooms, fitted kitchen with appliances and dual aspect windows, three bedrooms with built-in storage, family bathroom and a downstairs cloakroom.

Gas central heating, UPVC pictures windows creating a light and airy interior with distance views over the North Downs.

Being sold with no forward chain.

Location

Located in a well established and sought after residential position within a quarter of a mile of The Village Green with its excellent selection of local amenities including shops providing for everyday needs, County library, a selection of pubs and restaurants together with mainline railway station connected to London on The Victoria Line. The village boasts a wide selection of leisure facilities including golf, tennis, football, cricket and tennis clubs. Maidstone, The County Town is some two miles distant and offers a more comprehensive selection of amenities including two railway stations connected to London. The M20/A20/M25/M2 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

Council Tax Band
D

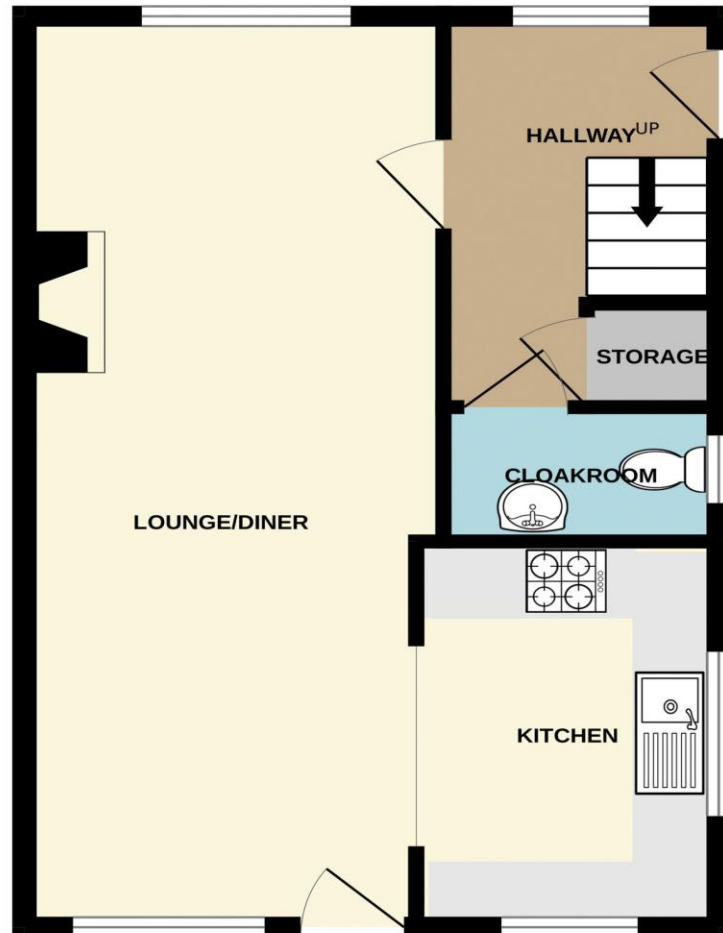
VIEWINGS STRICTLY BY
APPOINTMENT

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

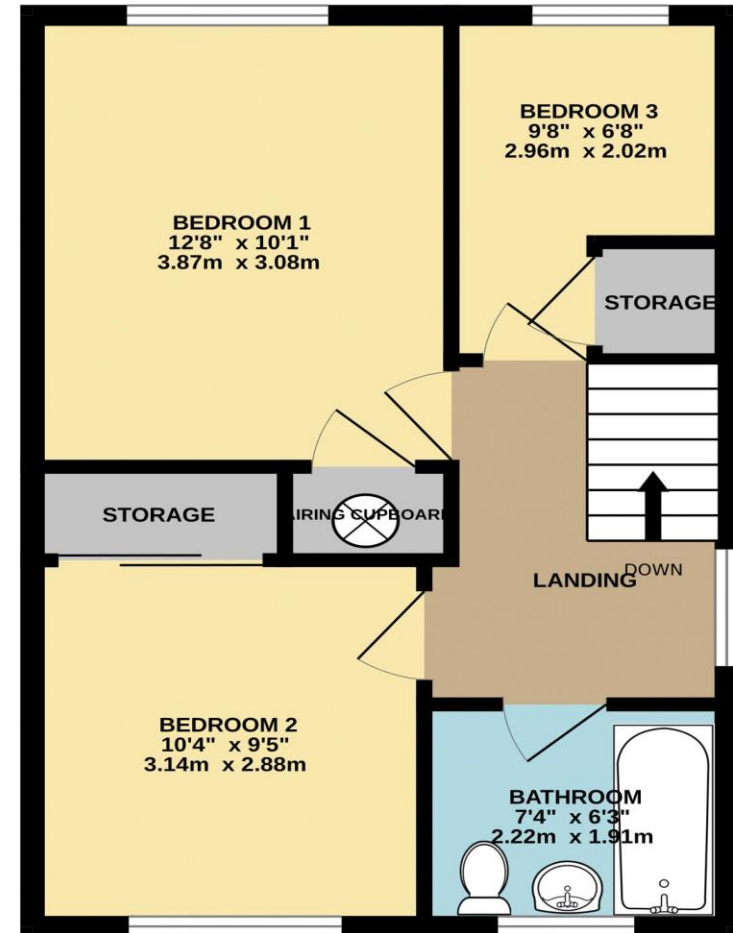


Energy Performance Certificate				
96, Birling Avenue, Bearested, MAIDSTONE, ME14 4L.				
Dwelling type:	Semi-detached house	Reference number:	8525-8726-8870-5563-7996	
Date of assessment:	17 June 2015	Type of assessment:	EPC/2015 existing dwelling	
Date of certificate:	16 June 2015	Total floor area:	70 m ²	
Use this document to:				
* Compare current ratings of properties to see which properties are more energy efficient				
* Find out how you can save energy and money by installing improvement measures				
Use this document to:				
Estimated energy costs of dwelling for 3 years:			£ 4,041	
Over 3 years you could save:			£ 2,473	
Estimated energy costs of this home				
Lighting	Current costs: £ 810 over 3 years	Potential costs: £ 147 over 3 years	Potential future savings: £ 663	
Heating	Current costs: £ 3,000 over 3 years	Potential costs: £ 2,000 over 3 years		
Hot Water	Current costs: £ 762 over 3 years	Potential costs: £ 213 over 3 years		
Total	£ 4,572	£ 1,660		
These figures show how much the average household would spend in this property for heating, lighting and hot water. They exclude energy use for running appliances like TVs, computers and clothes, and any electricity used for cooking or heating.				
Energy Efficiency Rating				
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).				
Top actions you can take to save money and make your home more efficient				
Recommended measures				
1. Reduce hot water insulation	Indicative cost: £1,000 - £2,750	Typical savings over 3 years: £ 167	Available with Green Deal	
2. Reduce hot water insulation	£200 - £1,000	£ 228		
3. Reduce hot water insulation	£4,000 - £8,000	£ 166		
See page 3 for a full list of recommendations for this property.				
To find out more about energy efficiency or to get a free energy assessment, call 0800 123 123 (a national number). The Green Deal may allow you to finance your home improvements and then pay for them in 10 years or less.				

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.2 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 HALL

Entrance door with window to side. Window to front. Staircase to first floor. Double radiator. Understairs storage cupboard. New flooring.

LOUNG/DINING ROOM 25' 8" x 10' 1" (*Narrowing to 9'5 in dining area (7.82m x 3.07m)*)

LOUNGE AREA

Fitted gas fire with back boiler supplying central heating and domestic hot water throughout. UPVC window to front affording a western aspect with views. Fitted Venetian blinds.

DINING AREA

Casement door and window overlooking rear garden. Double radiator.

KITCHEN 10' 10" x 7' 3" (3.30m x 2.21m)

Comprehensively fitted with Shaker style door and drawer fronts with stainless steel fittings and complementing working surfaces with black granite effect working surfaces and upstand. Range of high and low level cupboards with working surfaces incorporating eye level stainless steel double oven, four burner gas hob with stainless steel splashbacks and extractor hood. Double aspect windows.

ON THE FIRST FLOOR

LANDING

UPVC window to side with views. Access to roof space.

BEDROOM 1 12' 8" x 10' 3" (3.86m x 3.12m)

Built-in linen cupboard with lagged copper cylinder. Picture window to front affording a western aspect, distant views. Radiator.

BEDROOM 2 10' 6" x 9' 5" (3.20m x 2.87m)

UPVC window to rear. Radiator.

BEDROOM 3 9' 9" (Max) x 6' 6" (2.97m x 1.98m)

Radiator. UPVC window to front affording a western aspect with views.

BATHROOM

New white suite, contemporary design with chrome plated fittings comprising: Panelled bath with mixer tap. Separate shower over with glass shower screen. Low level W.C. Hand basin with vanity style integrated cupboards.

OUTSIDE

Front garden laid to lawn with shrubs. Long driveway providing parking for several vehicles leading to concrete sectional detached garage with attached garden shed. Laid to lawn and stocked with shrubs. Paved patio area adjacent to house, eastern aspect.

Directions

From our Bearsted office proceed in a westerly direction into Ware Street passing the railway station on the right hand side, taking the next turning on the left into Hogg Hill, at the top of the hill take the second exit at the mini roundabout into The Landway. Continue along this road into Birling Avenue and the property will be found some distance along on the left hand side.



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