



27 Hill Brow  
Bearsted, Maidstone  
ME14 4AW  
OIRO £495,000

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## Description

Exceptionally spacious semi detached family house, cleverly extended to the ground floor creating a highly adaptable home with the accommodation extending to just under 1500 sq ft. Triangular plot widening to 60 ft at the rear. Quiet cul de sac position within half a mile of a highly regarded local school, picturesque Village Green and a mainline railway station connected to London. This package really has something for everyone, viewing is a must! Sold with no forward chain.

## Location

Bearsted offers an excellent selection of local amenities including the village green with gastro pubs, restaurants, shops for everyday needs and a mainline railway station connected to London, on the Victoria Line. To the east of the village is the Woodlands Trust with its 26 acres of amenity land for all to enjoy. There is a further selection of shops, doctor's surgery, chemist and post office on the Ashford Road. Educationally the area is well served with the local Roseacre and Thurnham Schools catering for infants and juniors. Maidstone the County town is some two and half miles distant and offers a more comprehensive selection of amenities and a wider selection of schools and colleges for older children. The 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.**



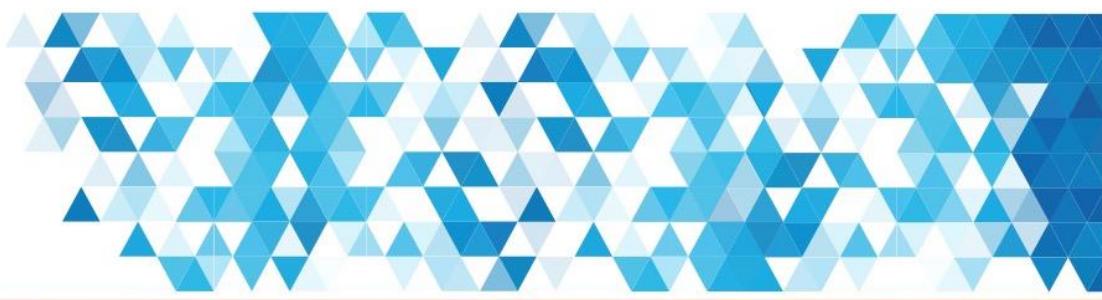
GROUND FLOOR  
1141 sq.ft. (106.0 sq.m.) approx.

1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1585 sq.ft. (147.3 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 PORCH

Half glazed UPVC entrance door and matching glazed side panels, radiator. Door to:

### ENTRANCE HALL 22' 10" x 7' 0" (6.95m x 2.13m)

Double built-in storage cupboards, understairs cupboard, staircase to first floor and double radiator.

### DINING ROOM 11' 1" x 10' 10" (3.38m x 3.30m)

Radiator, wide access to:

### LOUNGE 16' 8" x 12' 0" (5.08m x 3.65m)

Featuring two Velux windows and further double casement doors with glazed side panels overlooking the rear garden creating a beautifully light and airy room, double radiator.

### KITCHEN / BREAKFAST ROOM 17' 7" x 10' 0" (5.36m x 3.05m)

Well fitted with units having white high gloss door and drawer fronts with slate effect working surfaces and upstand. LED skirting lighting, one and a half bowl acrylic sink, mixer tap, five burner gas hob with contemporary extractor hood above, oven beneath and glass splashback. Further eye level NEFF microwave and traditional oven, American fridge freezer and integrated dishwasher. Ceramic tiled floor and splashback, recessed low voltage lighting, Velux window, double radiator, backlit dresser unit with display shelving, double aspect windows and glazed door to garden. Door to:

### UTILITY ROOM 10' 0" x 4' 0" (3.05m x 1.22m)

Plumbing for washing machine, window to front, ceramic tiled floor, Ideal gas fired boiler supplying heating and domestic hot water throughout. Door to:

### SHOWER ROOM 9' 2" x 5' 9" (2.79m x 1.75m)

Beautifully fitted in a white contemporary suite with integrated storage cabinets, twin walk in shower with thermostatic mixer, hand basin with mixer, low level WC, contrasting fully tiled walls, vinyl flooring and window to side.

### BEDROOM 4 / SNUG 13' 0" x 11' 0" (3.96m x 3.35m)

Window to front, double radiator.

## ON THE FIRST FLOOR

### LANDING 8' 5" x 7' 6" (2.56m x 2.28m)

Window to side with distant views.

### BEDROOM 1 12' 10" x 10' 4" (3.91m x 3.15m)

Comprehensive range of built-in bedroom furniture comprising two double and two single wardrobes, drawer unit and dressing table, picture window to front, western aspect and radiator.

### BEDROOM 2 9' 4" x 9' 3" (plus wardrobes) (2.84m x 2.82m)

Range of wardrobe cupboards with hanging and shelving space, radiator and window to rear affording an eastern aspect.

### BEDROOM 3 9' 7" x 6' 5" (2.92m x 1.95m)

Window to front, pleasant open outlook, western aspect, radiator.

## BATHROOM

Delightfully fitted white contemporary suite with chromium plated fittings and integrated cupboards. P-shaped bath with bi-folding shower screen and thermostatic mixer, hand basin with mixer tap and low level WC. Fully tiled walls, vinyl flooring, chromium plated heated towel rail and window to rear.

## OUTSIDE

The property stands amidst a triangular plot, widening to the rear. At the front is a driveway with parking for 3 vehicles with plumslate relief. Detached brick garage measuring 17' by 9'4" with up and over entry door, personal door and window. The rear garden is a feature measuring 40' in depth and 60' in width, enjoying an eastern aspect with an extensive Indian sandstone paved patio area, flanked by Conifers, laid to lawn, timber garden shed, raised vegetable plot, fully fenced boundaries, outside tap and lighting.

## Directions

From our Bearsted Office proceed in a westerly direction into Ware Street, passing the railway station on the right hand side, taking the first turning on the left into Hog Hill. At the top of the hill and at the roundabout take the second exit into Birling Avenue, taking the first turning on the right into Mynn Crescent and Hill Brow will be found first turning on the right, follow the road until the end and the property can be found in the left hand corner.



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