



**Guide Price**  
**£575,000**  
**Freehold**

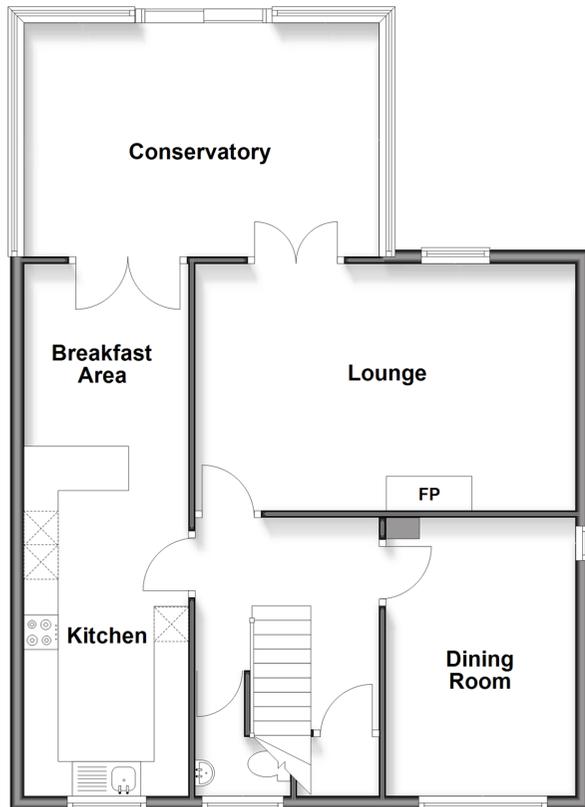
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Briar Fields, Grove Green, Maidstone, Kent,  
ME14

*Wards*  
Helping you move forwards

## Ground Floor

Approx. 80.3 sq. metres (863.9 sq. feet)



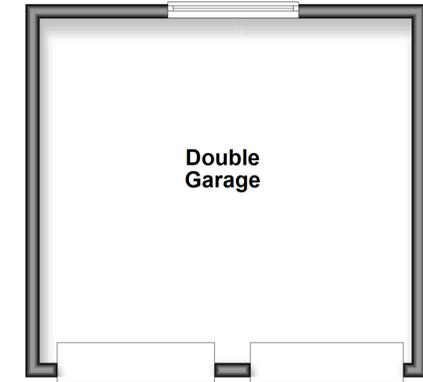
## First Floor

Approx. 62.2 sq. metres (669.1 sq. feet)



## Outbuilding

Approx. 27.2 sq. metres (293.2 sq. feet)



## Accommodation

### GROUND FLOOR

Porch  
Hallway  
Dining Room : 13'2 x 8'11 (4.02m x 2.72m)  
Cloakroom: (L-shaped) 4'6 x 2'9 (1.37m x 0.84m) plus 2'10 x 2'6 (0.86m x 0.76m)  
Lounge: 18'2 x 11'8 (5.54m x 3.56m)  
Kitchen: 17'2 x 7'10 (5.24m x 2.39m)  
Breakfast Area: 8'8 x 7'10 (2.64m x 2.39m)  
Conservatory: 17'1 x 11'3 (5.21m x 3.43m)

### FIRST FLOOR

Landing  
Bedroom 1: (L-shaped) 15'2 x 10'1 (4.63m x 3.08m) plus 6'4 x 1'9 (1.93m x 0.53m)  
En-suite Bathroom: 6'5 x 5'8 (1.96m x 1.73m)  
Bedroom 2: (L-shaped) 12'1 x 9'0 (3.69m x 2.75m) plus 4'3 x 3'2 (1.30m x 0.97m)  
Bedroom 3: (L-shaped) 11'0 x 8'2 (3.36m x 2.49m) plus 3'7 x 2'9 (1.09m x 0.84m)

Bedroom 4: 8'11 x 8'0 (2.72m x 2.44m)

Bathroom: (L-shaped) 7'7 x 5'5 (2.31m x 1.65m) plus 4'0 x 2'6 (1.22m x 0.76m)

### OUTSIDE

Front and Rear Gardens  
Double Garage  
Driveway



## Main features

- Corner plot location with spacious rear garden
- Popular location within short walk to Grove Green amenities
- Driveway with double garage, ideal for multiple vehicles
- Large conservatory providing further living accommodation
- Short drive to M20 motorway and Maidstone Town Centre



### Nearest Schools

Primary Schools: Maidstone, St John's C of E Primary 0.3 miles, East Borough Primary 0.8 miles, Roseacre Junior School 0.8 miles  
Secondary Schools: Valley Park Community School 0.7 miles, Invicta Grammar School 0.7 miles



### Transport Information

Train Stations: Bearsted 1.0 miles, Maidstone East 1.4 miles, Maidstone Barracks 1.6 miles



### Address

Briar Fields, Grove Green, Maidstone, Kent, ME14



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Bearsted Branch 01622 730955 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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