



**The Landway, Bearsted, Maidstone, Kent, ME14 4LB**

**Price £475,000**



An extended three-bed semi-detached home, situated on a generous plot featuring a 80-foot mature rear garden in the sought-after area of Bearsted, enjoying a convenient location within walking distance of the esteemed Roseacre and Thurnham schools, the village green, and the mainline station, with easy access to the M20 motorway.

Upon arrival, you are welcomed by a driveway leading to a porch that opens into a bright and airy sitting room. This space seamlessly transitions into a dining area, which is part of a well-designed rear extension. The modern kitchen/breakfast room, measuring nearly 20 feet in length, offers direct access to the rear garden, ensuring a functional flow for both everyday use and gatherings. A convenient downstairs WC/shower room completes the ground floor layout. The upper level features three well-proportioned bedrooms, along with a family bathroom and a separate WC, providing ample accommodation for residents.

Externally, the front driveway leads to an integral single garage, while the front garden is primarily laid to lawn, complemented by established borders. The rear garden is secluded and meticulously maintained, featuring a patio seating area, a lush lawn, a vegetable patch, apple trees (cooking and eating), varied fruit bushes, a greenhouse, a summerhouse, and well-tended borders, creating a welcoming outdoor space for leisure and enjoyment. The property benefits from a brand new roof with a 25 year guarantee. Tenure: Freehold. Council Tax Band: D. EPC Rating: D.



## LOCATION

Situated in the centre of Bearsted, ideally located to take full advantage of all local amenities, including convenient transport links via a mainline train station and access to the M2 & M20 motorways, together with its close proximity to the highly regarded Thurnham Junior & Roseacre Primary Schools, and just a short walk from the picturesque Village Green with a selection of excellent pubs and restaurants. Leisure facilities include Bearsted golf, bowls and tennis clubs, nearby leisure centres, whilst the beautiful grounds of both Leeds Castle and Mote Park are easily accessible.

## ACCOMODATION

### Ground Floor:

Porch

Entrance Hall

Sitting Room

Dining Room

WC/Shower Room

Kitchen/Breakfast Room

### First Floor:

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

WC

EXTERNALLY

Integral Garage

Rear Garden

## VIEWING

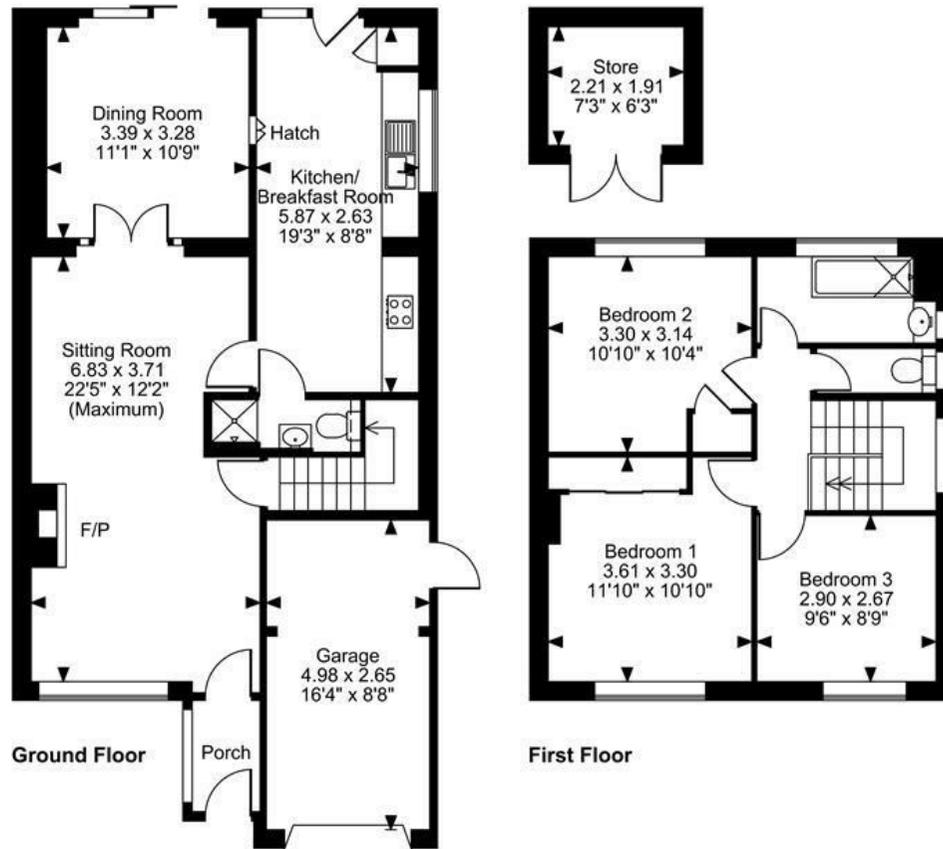
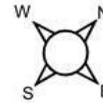
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX . Tel: 01622 739574.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**The Landway, Bearsted, Maidstone**  
**Approximate Gross Internal Area**  
**Main House = 1089 Sq Ft/101 Sq M**  
**Garage = 142 Sq Ft/13 Sq M**  
**Store = 45 Sq Ft/4 Sq M**  
**Total = 1276 Sq Ft/118 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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