



**Crownfields, Weaving, Maidstone, Kent, ME14 5TH**

**Price £450,000**



Occupying an enviable position, at the end of a sought after cul-de-sac in the ever-popular location of Weaving, is this attractive three bedroom, two bathroom semi-detached family home. To the front there is an attractive block paved driveway offering parking for up to two vehicles, adding to the considerable kerb appeal.

The entrance hall provides access to the ground floor accommodation. The kitchen is a good size and well presented with plenty of work-surface and cupboard space. The open-plan living/dining room is spacious and light, with windows to the front of the property and patio doors leading from the dining area into the garden.

Upstairs we find two well sized double bedrooms with the third being a generous single. The first bedroom benefits from modern en-suite shower room to the first bedroom and the family bathroom is contemporary and well appointed.

The lovely private garden is well established and provides a beautiful space for relaxing and entertaining with a dedicated deck sitting area perfect for al-fresco dining and a pergola in the rear corner, ideal for respite from the sun. There is parking for two cars on the driveway and space for a third vehicle in the garage, which could also be used as additional storage if preferred.

With properties in this location typically moving quite quickly, we would urge your earliest possible viewing.

Tenure: Freehold. Council tax band: E. EPC Rating: C.



## LOCATION

Located in the highly sought-after area of Weaving, this property is close to Mote Park, which offers 440 acres of beautiful parkland, and just a short distance from the charming village centre of Bearsted. Here, you'll find an attractive green, a variety of shops, pubs, restaurants, a parish church, and a mainline train station providing services to London, Ashford International, and the coast. The area is also well-equipped with excellent infant and primary schools, including St. Johns, Thurnham, and Roseacre, and falls within the catchment area for reputable Grammar schools and excellent secondary schools including SST & Valley.

## GROUND FLOOR

Entrance hall

W.C

Kitchen

Open-plan living and dining room

Stairs to first floor

## FIRST FLOOR

Landing

Bedroom one

En-suite

Family bathroom

Bedroom two

Bedroom three

## EXTERNALLY

Driveway


Front garden

Garage

Rear garden

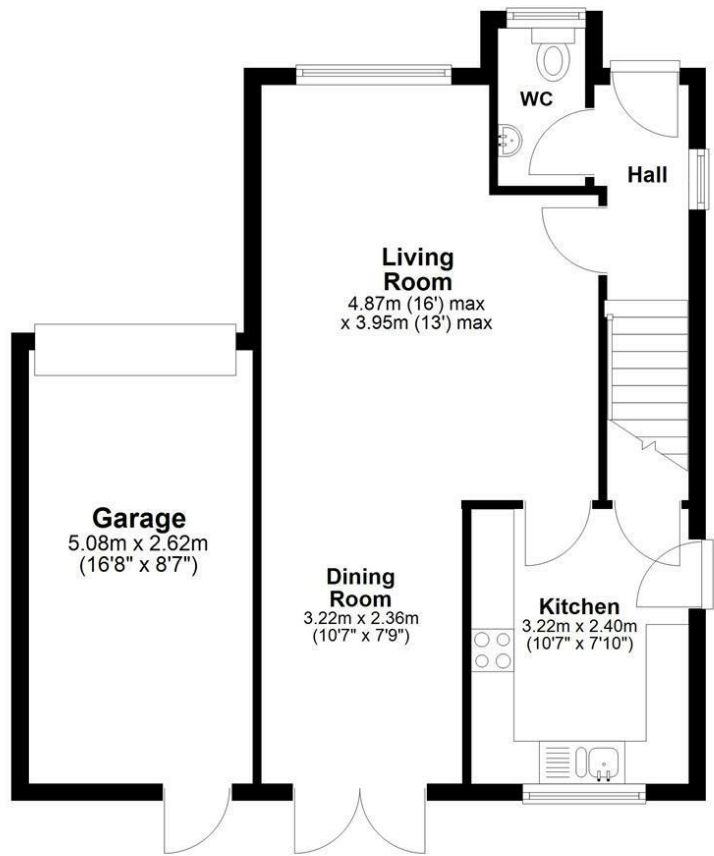
## VIEWING

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

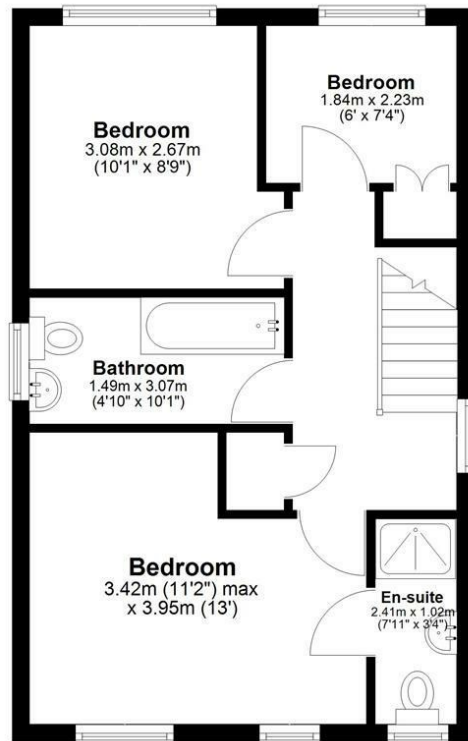
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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### Ground Floor



### First Floor



Total area: approx. 82.6 sq. metres (888.9 sq. feet)

