



Merton Road, Bearsted, Maidstone, Kent, ME15 8LL

£280,000

** CHAIN-FREE ** Guide Price £280,000 - £300,000.

Occupying a generous corner plot in the sought-after location of Madginford is this excellent two bedroom End-of-Terrace house. The property is accessed via the front garden which is currently laid to lawn and has the potential to be developed into a driveway for at least two cars. There is a porch to front providing additional space, the hallway leads into the spacious open-plan sitting room and dining area from which there is a door to the kitchen and sliding patio doors into the sunny conservatory, with doors into the private South-Facing rear garden from both kitchen and conservatory.

Upstairs a central landing provides access to the recently modernised shower room and the two very well sized double bedrooms, both of which benefit from large windows providing lots of natural light. In addition to the excellent accommodation inside the house, the property further benefits from a garage-en-bloc.

This chain-free property is the perfect prospect for anyone seeking a project, offering excellent scope for both refurbishment and potential extension. This is a true blank canvas and a rare opportunity to really create your dream home to your own specification. The ideal size for both first-time buyers and down-sizers alike, we strongly encourage your earliest viewing to fully appreciate the potential of what this house could become.

Tenure: Freehold. Council Tax Band: C. EPC Rating: To be Confirmed.



LOCATION

Madginsford is served by a parade of shops, library and highly regarded junior/primary school, as well as a convenient bus service to Maidstone town centre, just 3 miles away. The centre of the picturesque village of Bearsted is also close by, with an excellent choice of pubs, cafe's, restaurants, church, doctors surgery and London line station, whilst also offering easy motorway access.

GROUND FLOOR

Hallway

Sitting Room

Dining Area

Kitchen

Conservatory

FIRST FLOOR

Landing

Bedroom One

Bedroom Two

Shower Room

EXTERIOR

Front Garden

Private South-Facing Rear Garden

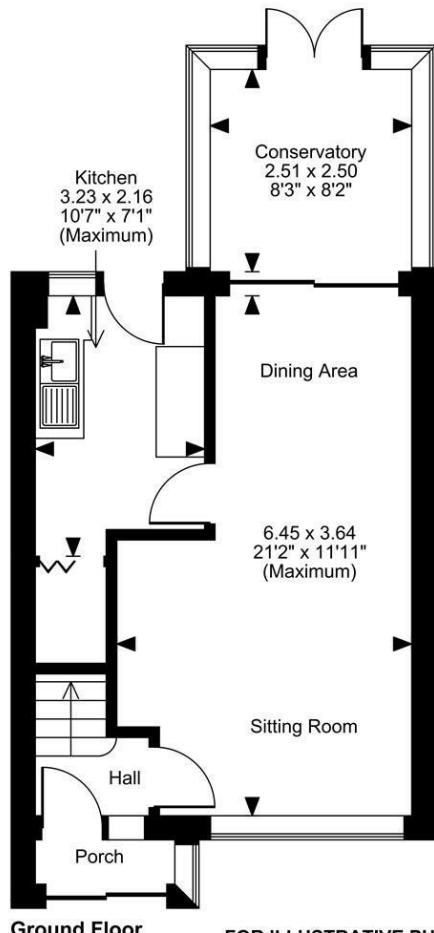
Garage En-Bloc

VIEWING

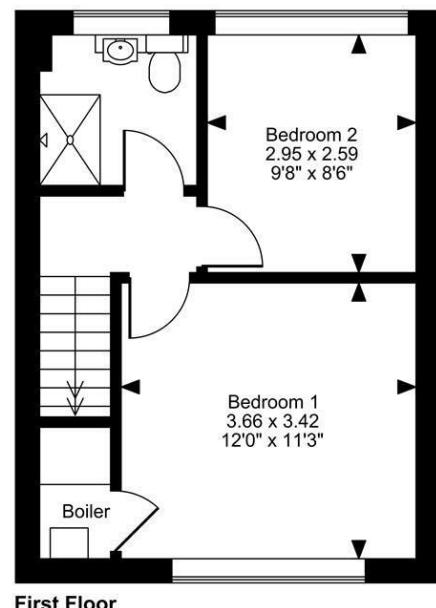
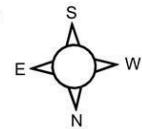
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

Energy Efficiency Rating

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



Merton Road, Bearsted, Maidstone
Approximate Gross Internal Area
743 Sq Ft/69 Sq M



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