



65 The Landway
Bearsted, Maidstone
ME14 4BL

Offers in the Region of £400,000

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Description

This well-presented and much-improved semi-detached family home was built by Wimpey in the 1960s and occupies one of the largest plots on this sought-after road, with the rear garden extending to approximately 90 feet and enjoying a desirable westerly aspect.

Ideally positioned for family life, the property benefits from excellent local amenities and transport links and is within walking distance of Roseacre and Thurnham primary schools, Bearsted mainline railway station and the picturesque Village Green.

The well-proportioned accommodation features large picture windows, creating a light and airy interior while making the most of the property’s east-to-west orientation.

The property is offered for sale with no forward chain.

Location

Within a quarter of a mile of the village green with it's gastro pubs, restaurants and mainline railway station connected to London on the Victoria line. Highly regarded local infant and junior school, Roseacre and Thurnham with local amenities on the Ashford Road, which include doctors surgery, chemist and shopping parade. To the east of the village is the Woodlands Trust, a unique area of amenity land for all to enjoy. Maidstone the County town is some three miles distant and offers a more comprehensive selection of amenities including a wider range 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

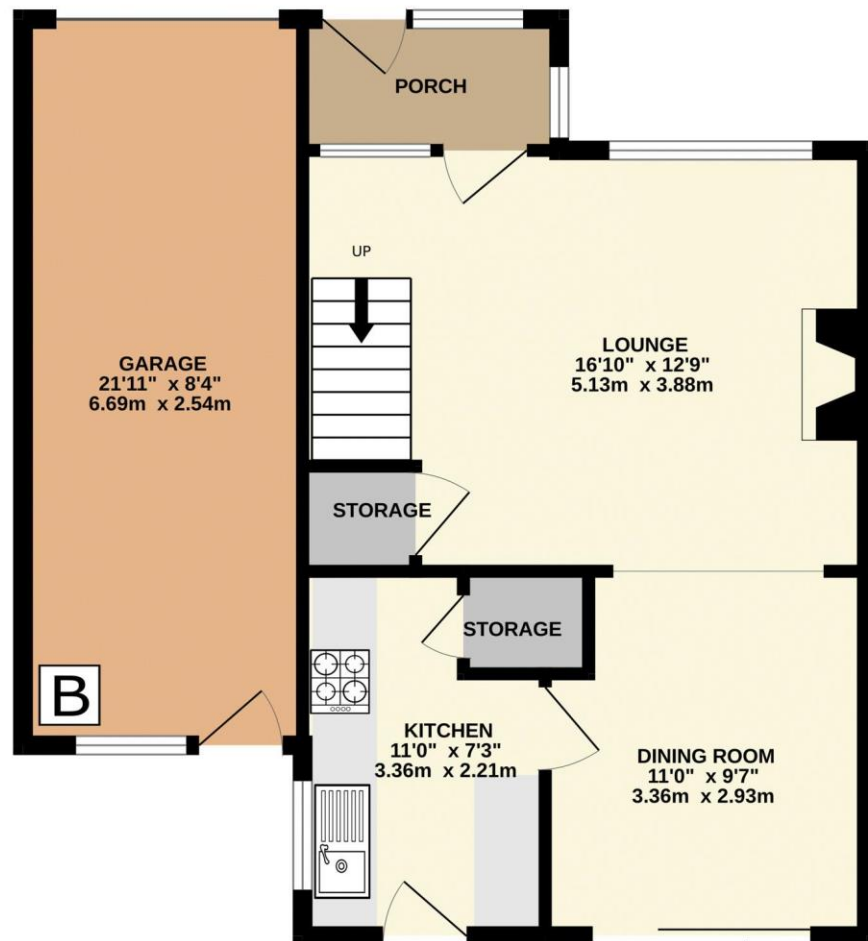
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)

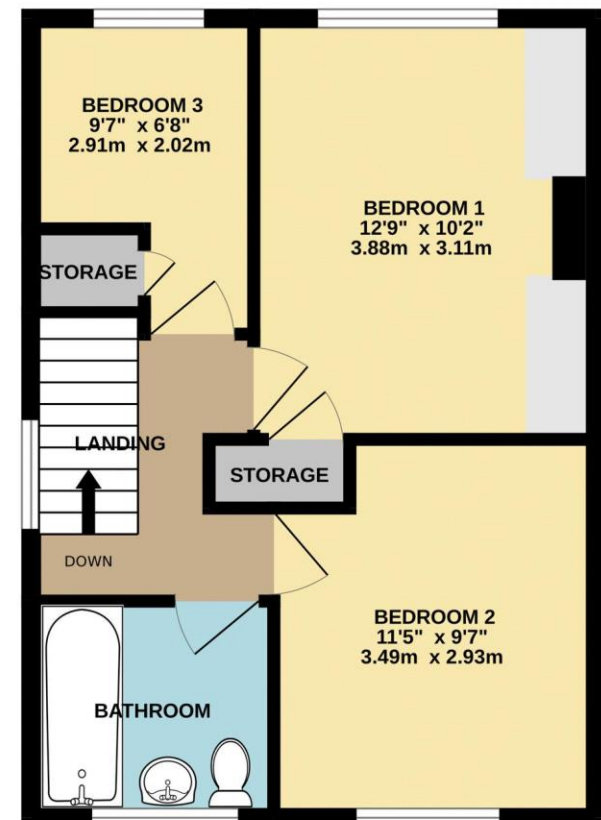


Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 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

UPVC-framed glazed entrance door with matching glazed side panel and outside lighting, opening into:

LOUNGE 16' 10" x 12' 9" (5.13m x 3.88m)

Large picture window to the front enjoying an easterly aspect, contemporary electric fire with surround, double radiator, useful understairs storage cupboard and staircase leading to the first floor. Wide opening through to:

DINING ROOM 11' 0" x 9' 7" (3.35m x 2.92m)

Double radiator and double-glazed sliding patio doors opening onto the rear garden, enjoying a desirable westerly aspect.

KITCHEN 11' 0" x 7' 3" (3.35m x 2.21m)

Recently fitted contemporary kitchen comprising dove grey door and drawer fronts with marble-effect work surfaces and contrasting metro-tiled splashbacks. Fitted gas cooker with extractor hood above and cupboard housing a Hotpoint refrigerator. Double-aspect windows provide plenty of natural light, complemented by vinyl flooring and a half-glazed door opening onto the rear garden.

ON THE FIRST FLOOR

LANDING

Window to side and access to roof space.

BEDROOM 1 12' 9" x 10' 2" (3.88m x 3.10m)

Two built-in double wardrobe cupboards, large picture window to the front enjoying an easterly aspect, radiator and additional built-in storage cupboard.

BEDROOM 2 11' 5" x 9' 7" (3.48m x 2.92m)

Large picture window to the rear enjoying a westerly aspect and radiator.

BEDROOM 3 9' 7" x 6' 8" (2.92m x 2.03m)

Built-in over-stairs storage cupboard, radiator and window to the front enjoying an easterly aspect.

BATHROOM

Contemporary white suite comprising panelled bath with shower over and glazed shower screen, wash hand basin with storage cupboard beneath and low-level WC. Fully tiled walls, slate-effect tiled flooring and window to the rear.

OUTSIDE & GARAGE

To the front of the property is a brick-paved driveway providing off-road parking for one vehicle, together with an area of lawn. The attached garage measures approximately 22' x 8'4" and features an up-and-over entrance door, personal door and window, together with a wall-mounted Ideal gas-fired boiler supplying central heating and domestic hot water.

The rear garden is a particular feature of the property, extending to an unusually generous 90 feet and enjoying a desirable westerly aspect. Fully enclosed by fencing, the garden features a paved patio area adjacent to the house with outside lighting and water tap, leading onto an extensive lawn with trellis arches, established shrub borders and sculptured conifers.

Directions

From our Bearsted office, proceed in a westerly direction into Ware Street, passing the railway station on your right. Take the next turning on the left into Hog Hill. At the mini-roundabout, take the second exit into Birling Avenue, then take the first left into The Landway. Continue for some distance, where the property will be found on the right-hand side, just beyond the school, as indicated by our signboard.



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