



**Mallings Drive, Bearsted, Maidstone, Kent, ME14 4HF**  
**Offers In The Region Of £450,000**



Nestled within a highly sought-after, tucked away cul-de-sac just a stone's throw from all the delights of Bearsted Green, is this spacious three bedroom, semi-detached family home with garage and driveway for two cars that runs alongside a generous front garden which offers scope to create more parking if required.

On entering the property the downstairs accommodation is accessed via a spacious hallway leading to a well proportioned sitting room, a bright and airy kitchen with the dining room conveniently situated adjacent. The property further benefits from a conservatory and the additional convenience of a downstairs shower room. Upstairs, the landing is bathed in natural light and leads to the three bedrooms and generous family bathroom.

Externally, the secluded rear garden is mainly laid to lawn with attractive hedge and shrub lined borders. A small patio seating area provides space for a table and chairs, perfect for entertaining family and friends.

The property is offered to the market in very good decorative condition while still offering lots of potential for modernisation and development. With the tremendous advantage of being sold with no onwards chain, this property is sure to attract lots of interest, so your earliest viewing is strongly recommended.

Tenure: Freehold. Council Tax Band: D. EPC Rating: D



## LOCATION

Mallings Drive is a sought-after cul-de-sac, a short walk from the picturesque Bearsted Green with it's popular local public houses and restaurants. The village green plays host to many community events, including a monthly farmers' market, the annual summer fete, the vintage car show and the popular 'Music on the Green' Festival. It is also the home of Bearsted cricket pitch, with cricket having been played there for over 275 years. It is well served by local amenities including a GP surgery and two Primary Schools (Outstanding and Good OFSTED ratings) within walking distance. The woodland trust is a stones throw away and Maidstone town centre is nearby, offering banking facilities, shopping and entertainment options, with excellent transport links including Bearsted mainline train station, and close proximity to the M2 and M20 motorways.

## ACCOMMODATION

### GROUND FLOOR

Entrance Hall  
Shower Room  
Sitting Room  
Kitchen  
Dining Room

### Conservatory

### FIRST FLOOR

Bedroom One  
Bedroom Two  
Bedroom Three  
Bathroom  
EXTERIOR

### Front Garden


### Driveway

### Garage

### Rear Garden

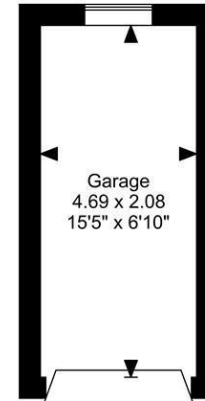
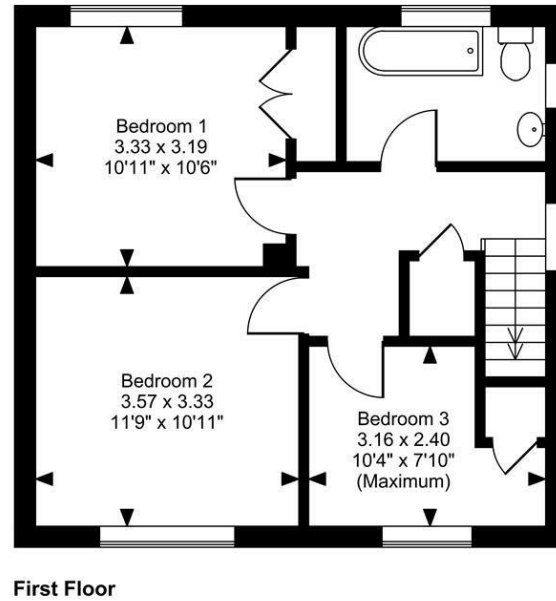
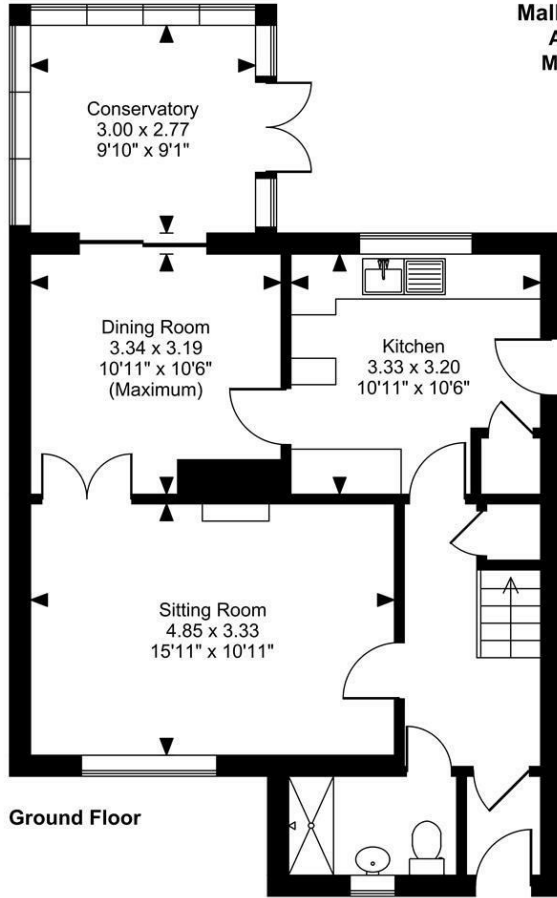
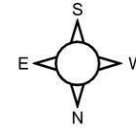
## VIEWINGS

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>		<b>77</b>
(55-68) <b>D</b>	<b>56</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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**Mallings Drive, Bearsted, Maidstone**  
**Approximate Gross Internal Area**  
**Main House = 1128 Sq Ft/105 Sq M**  
**Garage = 105 Sq Ft/10 Sq M**  
**Total = 1233 Sq Ft/115 Sq M**



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

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