



Briar Fields, Weaving, , ME14 5UZ
Offers In The Region Of £650,000



This sought-after four-bedroom Kensington-style family home is ideal for modernisation and is nestled in the ever-popular area of Weaving. It falls within the catchment area for highly regarded schools, including St. John's Junior School, SST, Valley Secondary Schools, and nearby Grammar Schools.

Accessed via a quiet side road off Briar Fields, which is shared with just three other properties, the residence features a private driveway that conveniently accommodates two vehicles, with the potential for extension across the lawned front garden, as well as a double tandem integral garage.

Upon entering the inviting hallway, you will discover a convenient WC. The spacious sitting room, enhanced by an attractive bay window, flows seamlessly into the dining area. The generous kitchen is complemented by an adjoining utility room, and an additional family room offers versatility, potentially serving as a fifth bedroom. The first floor boasts a spacious landing that leads to four double bedrooms, with the principal bedroom benefiting from an en-suite shower room. The remaining three bedrooms share a well-appointed family bathroom.

Outside, the tranquil rear garden presents ample space for entertaining family and friends. It is predominantly laid to lawn, enriched with established hedges and shrubs, as well as a generous patio area ideal for seating. NO FORWARD CHAIN. Tenure: Freehold. EPC Rating: D. Council Tax Band: F.



LOCATION

The property is positioned conveniently close to shops, reputable schools and a Medical Centre. The adjoining village of Bearsted is served by excellent shops, schools, pubs, restaurants, parish church and London line train station. The beautiful grounds and boating lake at Mote Park are close by, and Maidstone town centre is approximately 2 miles distance. There is easy access to both the M2 & M20 motorway networks providing fast travel to London and the Kent coastline.

ACCOMMODATION

Ground Floor:

Entrance Hall

Cloakroom

Sitting Room

Dining Room

Kitchen

Utility Room

Family Room

First Floor:

Landing

Principal Bedroom

• En-suite Shower Room

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

EXTERNALLY

Front Garden

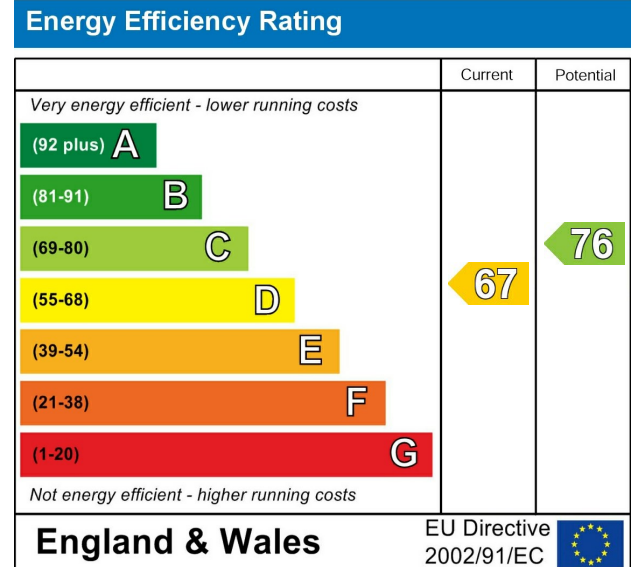
Integral Tandem Garage

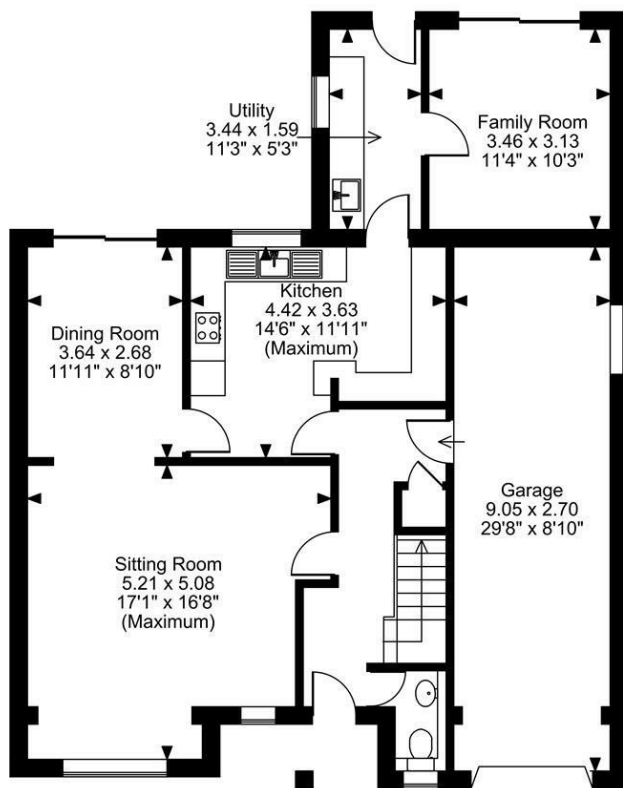
Driveway

Rear Garden

VIEWING

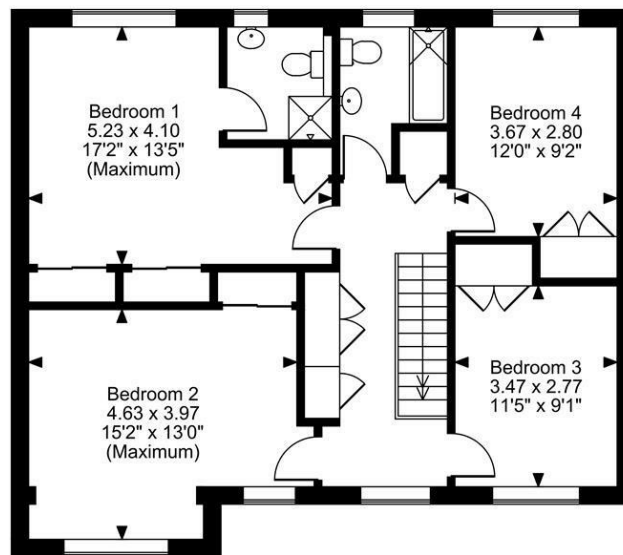
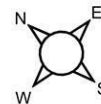
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.





Ground Floor

Weaving, Maidstone
Approximate Gross Internal Area
Main House = 1727 Sq Ft/160 Sq M
Garage = 263 Sq Ft/24 Sq M
Total = 1990 Sq Ft/184 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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