



The Almonds, Bearsted, Maidstone, Kent, ME14 4LG

Price Guide £475,000



****GUIDE PRICE £475,000 - £500,000** **AVAILABLE CHAIN FREE**** This exceptionally well-positioned detached three-bedroom home is located in the highly desirable village of Bearsted. The property is within walking distance of the well-regarded Roseacre and Thurnham schools, the picturesque village green, and the mainline station, while also offering convenient access to the M20 motorway.

Upon entering, you are welcomed by a light and airy hallway that sets the tone for the rest of the home. This leads into a well-proportioned lounge, tastefully modern and featuring a charming log-burning stove, perfect for cosy evenings. The space flows seamlessly into the dining area, where French doors open onto the beautifully landscaped rear garden, creating an ideal setting for indoor-outdoor living. The kitchen, also located on the ground floor, offers direct access to the garden, adding further convenience to the layout.

Upstairs, the property offers three well-proportioned bedrooms along with an immaculately presented family bathroom.

Externally, the home benefits from a private driveway and a pleasant front garden, mainly laid to lawn with attractive shrub borders. The rear garden is perfect for entertaining during the summer months, featuring a spacious patio, lawned area, and a decked seating area at the rear, providing multiple spaces to relax and enjoy the outdoors. Tenure: Freehold. EPC Rating: D. Council Tax band: E.



LOCATION

The property is ideally located to take full advantage of all local amenities within Bearsted, particularly the excellent transport links via mainline train station and access to the M20 motorway, together with its close proximity to the renowned Thurnham & Roseacre Schools and picturesque village green with a selection of pubs and restaurants. Leisure facilities include Bearsted golf, bowls and tennis clubs, nearby leisure centres, whilst the beautiful grounds of both Leeds Castle and Mote Park are also close by.

ACCOMODATION

GROUND FLOOR:

Hall

Sitting Room

Dining Area

Kitchen

FIRST FLOOR:

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

EXTERNALLY:

Front and Rear Garden

Driveway

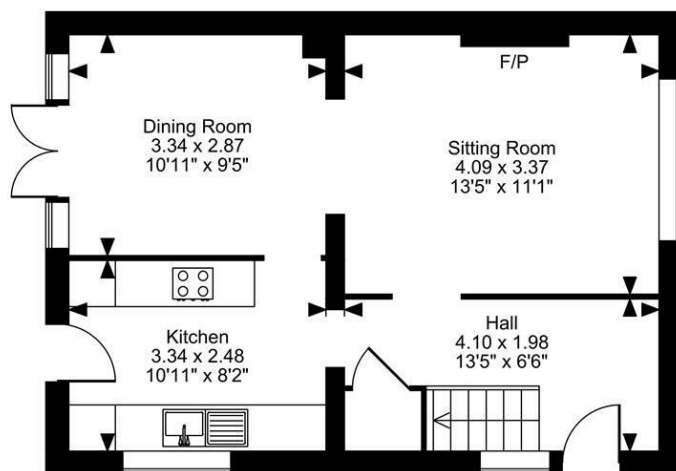
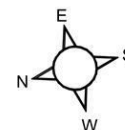
VIEWING:

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

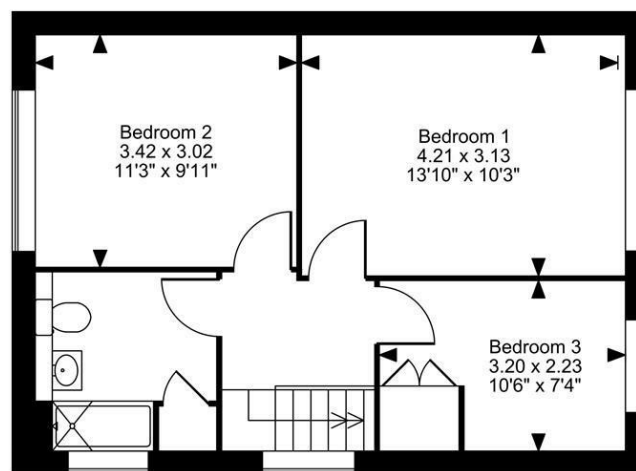
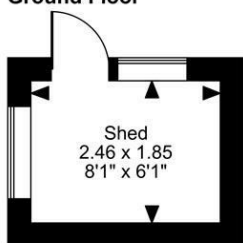
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

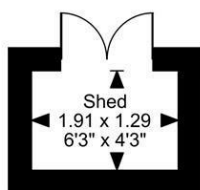
The Almonds, Bearsted, Maidstone
Approximate Gross Internal Area
Main House = 894 Sq Ft/83 Sq M
Sheds = 76 Sq Ft/7 Sq M
Total = 970 Sq Ft/90 Sq M



Ground Floor



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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