

**Fauchons Lane, Bearsted, Maidstone, , ME14 4AX**

**Price £350,000**

Page & Wells

Issuing Office: BEARSTED
Tel: 01622 739574

Situated in a highly sought-after road in the popular village of Bearsted, this three-bedroom terraced bungalow enjoys a peaceful and secluded plot, conveniently located close to Bearsted Green, the mainline train station, local GP surgery and well-regarded schools.

The property is approached via a private driveway, leading to the detached garage and an entrance gate opening into a secluded front garden/courtyard. Upon entering, a welcoming entrance hall provides access to the bright and spacious sitting/dining room and generously proportioned kitchen. The bedroom accommodation comprises two comfortable double bedrooms and a further single bedroom, which could alternatively serve as a home office or study, all complemented by a shower room.

Outside, the property enjoys a mature and well-established rear garden, providing an attractive and private setting for outdoor relaxation and entertaining. To the front, a detached garage and driveway offer off-road parking for two vehicles, with scope to create additional parking if required.

Whilst the bungalow would benefit from some updating, it presents an exciting opportunity for purchasers to modernise and personalise the accommodation to their own taste and requirements. There is also potential to extend the property, subject to obtaining the necessary planning consents. Further benefits include a warm air heating system with a recently replaced boiler, together with a new roof installed within the past few years.

Offered to the market with no forward chain, this appealing bungalow represents an excellent opportunity for those seeking a home with considerable potential in a private and established setting.

Tenure: Freehold. Council tax band: D. EPC rating: E.







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## LOCATION

The property is perfectly positioned to take full advantage of all local amenities within Bearsted, in particular the excellent transport links via mainline train station and access to the M2 & M20 motorways, together with its close proximity to the highly regarded Thurnham & Roseacre schools and just a 15 minute walk from the picturesque Village Green with a selection of fantastic pubs, cafe and restaurants. Leisure facilities include Bearsted golf, bowls and tennis clubs, whilst the beautiful grounds of both Leeds Castle and Mote Park are also close by. Further attractions nearby include the renowned Tudor Park Hotel, Golf and Country Club, a members-only fishing lake and a popular garden centre.

## ACCOMMODATION

**Entrance Hall**

**Sitting Room/Dining Room**

**Foyer**

**Principal Bedroom**

**Bedroom Two**

**Bedroom Three/Study**

**Bathroom**

## EXTERNALLY

**Driveway**

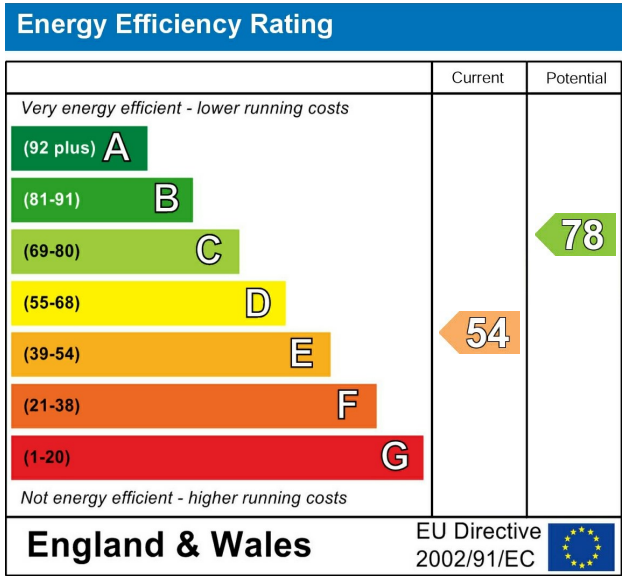
**Garage**

**Front Courtyard/Garden**

**Rear Garden**

## VIEWING

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




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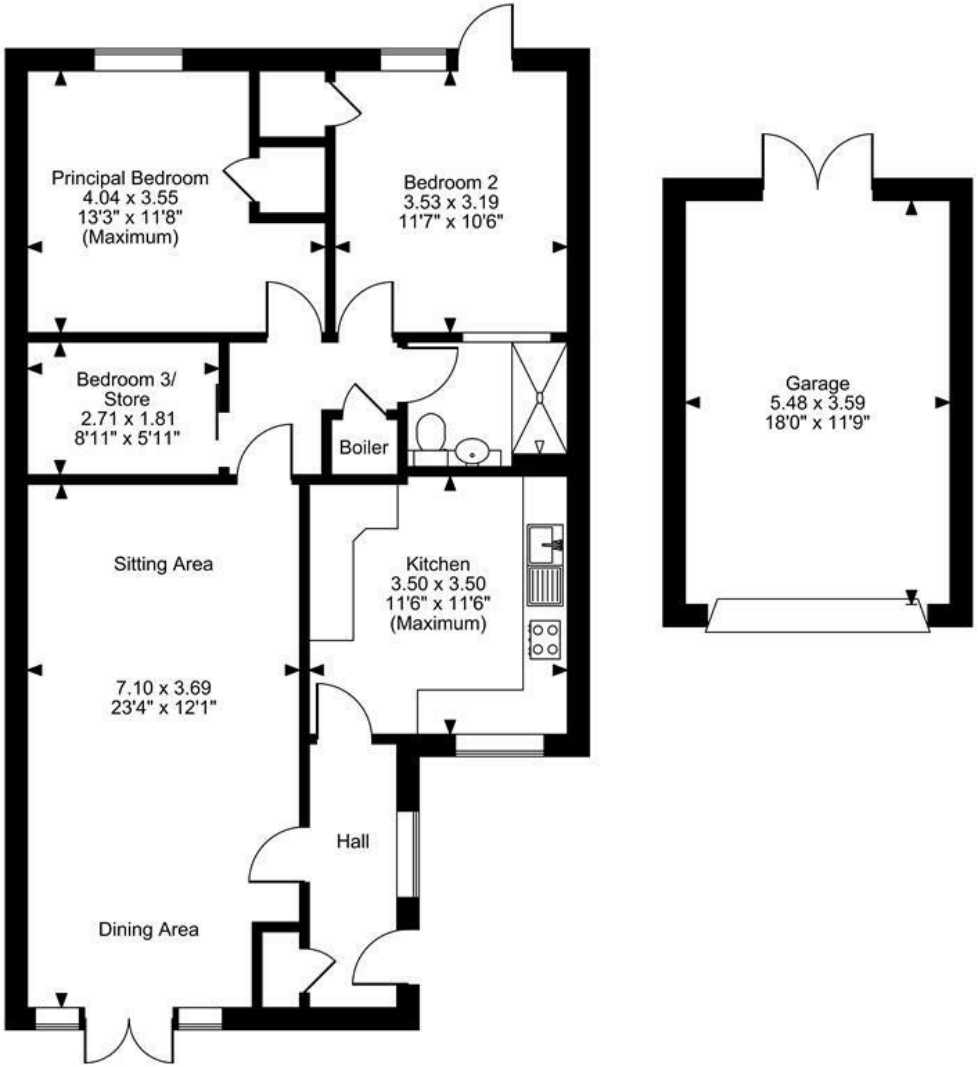
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**Approximate Gross Internal Area**

**Main House = 909 Sq Ft/84 Sq M**

**Garage = 212 Sq Ft/20 Sq M**

**Total = 1121 Sq Ft/104 Sq M**




**Ground 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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