



17 Birling Avenue
Bearsted, Maidstone
ME14 4AJ

Offers in Excess of £575,000

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Maidstone
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Description

A stunning and versatile three to four bedroom semi-detached chalet bungalow, offering an exceptional amount of space and flexibility throughout. The property boasts bright, well-proportioned rooms that flow seamlessly, creating a welcoming and practical layout.

The ground floor comprises an entrance porch, hallway, sitting room, lounge, and a spacious family/dining room leading into an open-plan kitchen. In addition, there is a utility room, cloakroom, and a versatile fourth bedroom/study/playroom. Upstairs, there are three generous double bedrooms, including a principal bedroom with en-suite, along with a well-sized family bathroom.

Externally, the property benefits from a substantial brick-paved driveway providing ample off-road parking, and a low-maintenance rear garden featuring a patio and artificial lawn.

Ideally situated in a highly sought-after location, the home is within easy reach of excellent local amenities, strong transport links, and is within walking distance of an Ofsted-rated Outstanding primary school and the Village Green. A superb home that must be viewed to be fully appreciated.

Location

Bearsted offers an excellent selection of local amenities and is ideal for the growing family with a highly regarded local infant and junior school, Roseacre and Thurnham, a good selection of shops both on the Ashford Road and the village green which boasts a selection of gastro pubs and restaurants, library and mainline railway station connected to London on the Victoria Line. There is a medical centre, chemist and a selection of supermarkets. There are also excellent sporting facilities and clubs including tennis, bowls, football, cricket, golf, brownies and guides, cubs and scouts. Uniquely the village also has 20 acres of amenity land known as the Woodland Trust. Maidstone town centre is some two and half miles distant and offers a more comprehensive selection of amenities including a wider selection of schools and colleges for older children. The jewel in the County town's crown is Mote Park which is within a quarter of a mile of the property and has 450 acres, boating lake, leisure centre and municipal swimming pool. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports. Maidstone has two museums, theatre, County library, multi-screen cinema and Millennium Parks along the river.

Council Tax Band

D

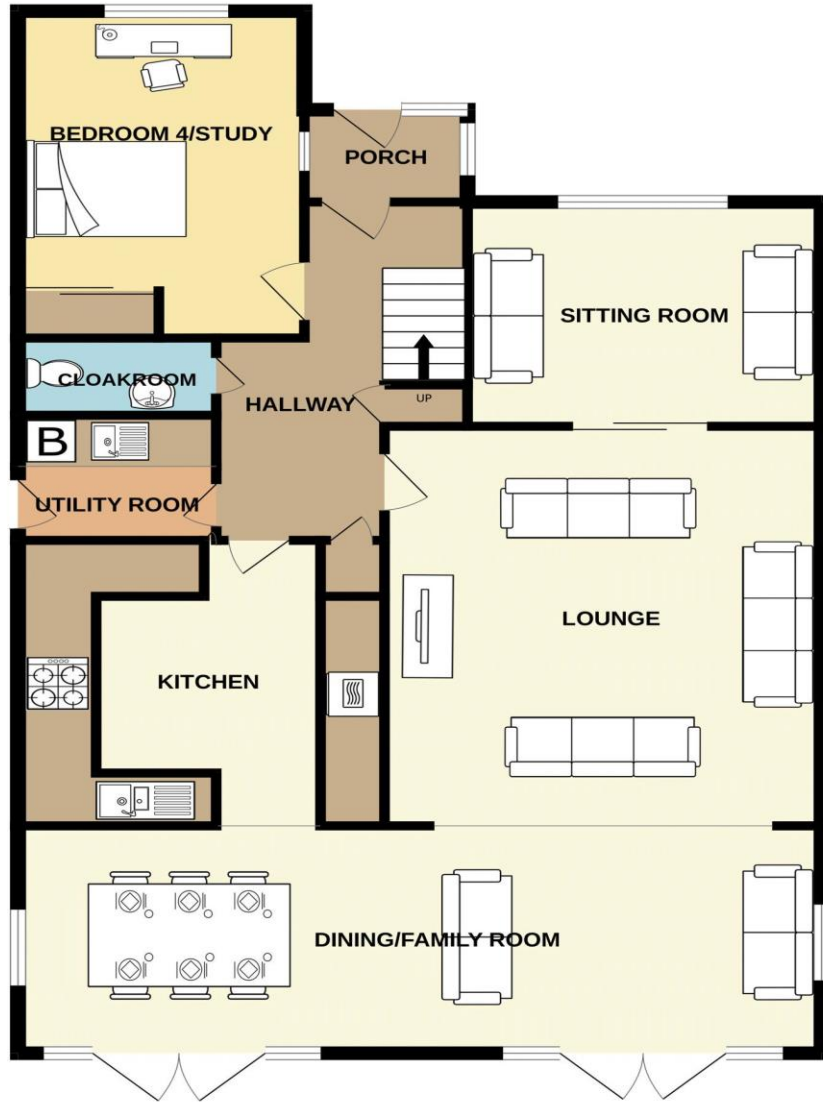
VIEWINGS STRICTLY BY APPOINTMENT

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

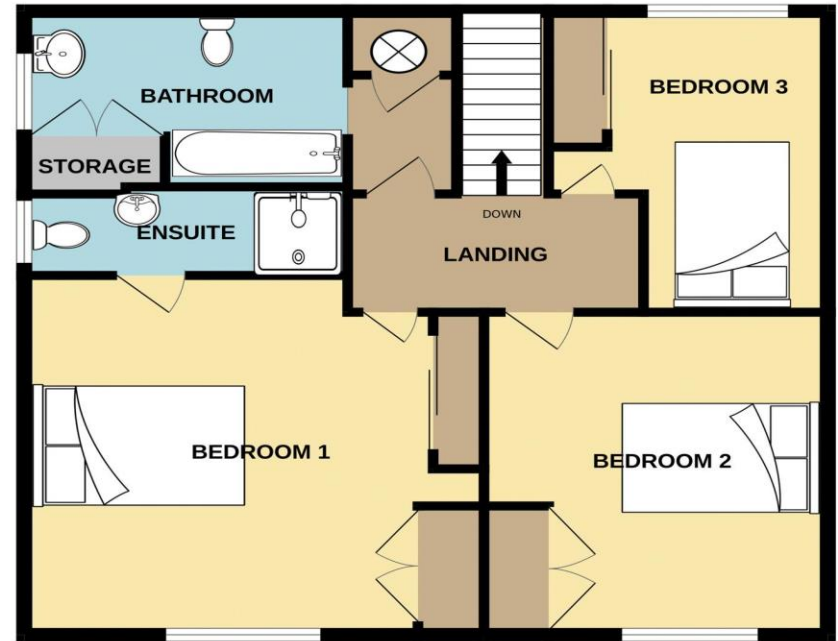


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1750sq.ft. (162.6 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

Half-glazed uPVC Georgian-style entrance door featuring stained, leaded light panels, quarry-tiled flooring, and a glazed door with matching side panel.

ENTRANCE HALL

Parquet flooring, radiator, staircase to the first floor with a wooden balustrade and newel post, along with an understairs storage cupboard and an additional built-in storage cupboard.

CLOAKROOM

Modern white suite comprising a wash hand basin and low-level WC, complemented by ceramic tiled flooring, splashback and window sill, a radiator, and a side-facing window.

BEDROOM 4 / STUDY / PLAYROOM 17' 5" x 8' 0" (5.30m x 2.44m)

Front-facing window with an eastern aspect, double radiator, and a double built-in wardrobe featuring mirrored sliding doors, offering ample hanging and shelving space.

SITTING ROOM 13' 0" x 10' 6" (3.96m x 3.20m)

Front-facing picture window with fitted blinds offering an eastern aspect, double radiator, and black aluminium sliding glass doors opening into the lounge.

LOUNGE 17' 2" x 13' 2" (5.23m x 4.01m)

Parquet flooring, double radiator, featured wood panelling on one wall and dado rail, flowing nicely into the shared family space.

DINING / FAMILY ROOM 9' 2" x 23' 2" (2.79m x 7.06m)

Carpeted sitting / family room with double uPVC casement doors opening onto the garden, complemented by an air conditioning unit and underfloor heating. This space flows seamlessly into a tiled dining area (open to the kitchen), also featuring double uPVC casement doors overlooking the garden. Both rooms benefit from recessed lighting throughout, striking lantern skylights, and additional side letterbox windows, creating a bright and airy feel.

OPEN PLAN KITCHEN 21' 7" (incorporating dining space) x 11' 2" narrowing to 9'2 in family room (6.57m x 3.40m)

Superbly fitted with a contemporary range of high-gloss white units, complemented by stainless steel fittings and elegant corner bow-fronted doors, the kitchen offers an excellent selection of integrated appliances. Granite-effect work surfaces with matching upstands provide a stylish and practical finish. The space features a one-and-a-half bowl acrylic sink with mixer tap and cupboards beneath, along with a comprehensive range of wall and drainer. Integrated appliances include a Neff four-burner gas hob with glass splashback and concealed extractor above, as well as an eye-level Neff oven and grill. There is also a full-height integrated refrigerator and freezer, plumbing for an dishwasher and a wine cooler. Additional features include a plate rack, a stained leaded light window to the side, recessed low-voltage lighting, ceramic tiled flooring, a Myson kick heater, and a countertop dividing unit, completing this well-appointed and functional kitchen

UTILITY ROOM

Fitted with lower level cupboards and work surface incorporating a stainless steel sink with mixer tap and drainer. There is plumbing for a washing machine and a radiator, with ceramic tiled flooring. Additional features include tiled splashbacks, a uPVC-framed glazed door to the side, and a Vaillant wall-mounted conventional gas-fired boiler.

ON THE FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 12' 10" x 12' 3" (3.91m x 3.73m)

A range of built-in wardrobe cupboards with floor-to-ceiling mirrored sliding doors, offering ample hanging and shelving space, along with an additional double wardrobe and drawer unit. The room also benefits from a wall mounted Fujitsu aircon unit, a radiator, and a rear-facing picture window overlooking the garden with a pleasant western aspect. Door to:

EN-SUITE SHOWER ROOM

Luxuriously appointed in white with chromium-plated fittings, the suite comprises a shower with a thermostatic mixer, wash hand basin, and low-level WC. Additional features include a heated towel rail, ceramic tiled flooring, and extensive tiled splashbacks enhanced with decorative mosaic detailing. The room also benefits from a shaver point, a side-facing window, recessed low-voltage lighting, and an extractor fan, completing this stylish and well-finished space.



BEDROOM 2 12' 3" x 10' 0" (3.73m x 3.05m)

Rear-facing window overlooking the garden with a pleasant western aspect, complemented a double built-in wardrobe, wall mounted fujitsu aircon unit and a radiator.

BEDROOM 3 12' 8" x 10' 3" (3.86m x 3.12m)

Built-in wardrobe cupboard with sliding doors, along with a radiator. A front-facing dormer window provides an eastern aspect, creating a bright and airy feel.

BATHROOM

White suite with chromium-plated fittings comprising a panelled bath with separate shower over and glass screen, pedestal wash hand basin, and low-level WC. Additional features include an eaves storage cupboard, heated towel rail, vinyl flooring, and extensive tiled splashbacks with a decorative border. The room also benefits from an extractor fan, shaver point, further storage cupboards and a side-facing window, providing natural light and ventilation.

OUTSIDE

The property is set well back from the road and enjoys a generously sized front garden, partly laid to lawn, with an attractive central driveway providing off-road parking for up to five vehicles. There is also side pedestrian access, electrical car charging point, along with an extensive paved area to the side of the property.

The rear garden extends to approximately 40ft and offers a pleasantly secluded setting. It is fully enclosed and mainly laid with low maintenance artificial lawn, benefiting from a westerly aspect. A beautiful Indian sandstone patio edged with brick

provides an ideal seating area, complemented by a south-facing decked terrace. Additional features include well-stocked shrub borders formed with timber sleepers, planted with a variety of shrubs including cotoneaster, jasmine, and honeysuckle, as well as a timber garden shed and children's play equipment.



Directions

From our Bearsted Office proceed in a easterly direction into Ware Street, passing the railway station on the right hand side, taking the first turning on the left into Hog Hill, at the top of the hill, at the mini roundabout take the second exit into Birling Avenue, follow the road for some distance almost to the end and the property will be found on the right hand side.



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