



5 Brogden Crescent
Leeds, Maidstone
ME17 1RA

Guide Price £350,000 to £375,000

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Description

A fantastic opportunity to purchase this deceptively spacious and extended three-bedroom mid-terrace family home, enjoying stunning far-reaching views across open farmland and the surrounding countryside.

The ground floor has been thoughtfully extended to the rear and comprises an entrance porch, welcoming lounge, separate dining room, kitchen/breakfast room, utility room and a convenient downstairs cloakroom. Upstairs, there are three bedrooms, a family bathroom and a landing benefiting from three built-in storage cupboards.

Externally, the property offers a brick-paviour driveway providing off-road parking for two vehicles to the front, while the private rear garden enjoys a delightful outlook over open farmland with breathtaking countryside views beyond, creating the perfect space for relaxing or entertaining.

Situated in a sought-after village location with excellent local amenities and transport links nearby, this wonderful home combines generous living space with a truly picturesque setting. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Location

Situated in this most historic and picturesque village, Leeds is renowned for its moated castle, once a favoured hunting lodge of King Henry VIII. Today, the castle is set within beautiful grounds and is complemented by a popular pay-and-play golf course. The village itself offers an excellent range of amenities, including tennis courts, playing fields, a community centre, parish church and the well-regarded George Inn. Surrounded by glorious open countryside, yet conveniently located just a short drive from Junction 8 of the M20, the village provides excellent transport links to London, the Kent coast and the Channel Ports.

Council Tax Band

C

VIEWINGS STRICTLY BY APPOINTMENT

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

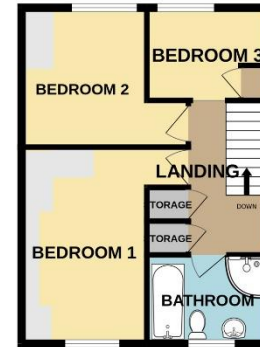


Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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 6' 3" x 4' 3" (1.90m x 1.29m)

Composite entrance door with decorative glazed inserts and side panel, ceramic tiled flooring, window to the side, and a leaded light glazed door opening to:

LOUNGE 17' 7" x 11' 8" (5.36m x 3.55m)

Oak flooring, staircase rising to the first floor with cast iron balustrade, built-in storage cupboard housing the utility meters and consumer unit, window to the front, contemporary grey vertical column radiator, and wooden double doors with matching glazed side panels opening to:

DINING ROOM 11' 10" x 11' 2" (3.60m x 3.40m)

Ceramic tiled flooring, radiator with decorative cover, bespoke fitted bookcase, door to the utility room, and a wide open archway leading to:

KITCHEN / BREAKFAST ROOM 17' 6" x 10' 5" (5.33m x 3.17m)

Well appointed with a comprehensive range of high and low-level fitted units featuring wooden doors and drawer fronts, complemented by black granite-effect work surfaces and a breakfast bar. There are glazed display cabinets, a stainless steel sink with mixer tap and drainer positioned beneath a window overlooking the rear garden and far-reaching views beyond, an integrated Stoves oven with a four-burner gas hob and extractor hood above, and a wall-mounted Baxi gas-fired combination boiler supplying domestic hot water and central heating. Sliding doors open onto the rear garden, while low-voltage recessed lighting completes the space, which flows seamlessly through to:

UTILITY ROOM 7' 7" x 5' 9" (2.31m x 1.75m)

Continuous ceramic tiled flooring, fitted with matching high and low-level kitchen units complemented by black granite-effect work surfaces, with plumbing and space for both a washing machine and dishwasher, a built-in storage cupboard, and a door leading to:

CLOAKROOM

Fitted with a low-level WC and wash hand basin with mixer tap and tiled splashback, complemented by partly metro-tiled walls and ceramic tiled flooring. There is a useful understairs storage cupboard together with a further built-in cupboard with shelving and bi-fold door, providing excellent additional storage.

ON THE FIRST FLOOR

LANDING 8' 5" x 5' 9" (2.56m x 1.75m)

Access to the loft space via a pull-down ladder, with the loft being partly boarded, insulated and fitted with lighting. The landing also benefits from three built-in storage cupboards, offering superb storage throughout.

BEDROOM 1 14' 0" x 8' 9" (4.26m x 2.66m)

Window to the rear enjoying stunning far-reaching views across open farmland and surrounding countryside, double radiator, and an extensive range of fitted bedroom furniture comprising wardrobes, chest of drawers, bedside cabinets with display shelving above, and overhead storage cupboards within the bed recess.

BEDROOM 2 9' 10" x 8' 7" (2.99m x 2.61m)

Window to the front enjoying a sunny southerly aspect, radiator, and a fitted wardrobe.

BEDROOM 3 8' 8" x 6' 6" (2.64m x 1.98m)

Window to the front, radiator, and a fitted wardrobe providing useful built-in storage.

BATHROOM 8' 6" x 6' 5" (2.59m x 1.95m)

Well appointed with a contemporary white suite complemented by chrome fittings, comprising a vanity unit with wash hand basin, mixer tap and cupboards beneath, together with a concealed cistern low-level WC. There is a panelled bath with shower attachment, a separate walk-in shower enclosure fitted with a rainfall shower head and handheld attachment with glazed screen, marble-effect

tiled flooring, fully tiled walls with a decorative border, chromium-plated heated towel rail, window to the rear, low-voltage recessed lighting, and an extractor fan.

OUTSIDE

To the front of the property, a brick-paviour driveway provides off-road parking for two vehicles and is complemented by attractive walled boundaries, a gravelled display area, and exterior lighting.

The L-shaped rear garden extends to approximately 30ft and enjoys a delightful backdrop of open farmland with far-reaching countryside views. Designed for both relaxation and entertaining, it features a paved pathway with brick edging leading to a generous patio, a well-maintained lawn, and mature trees and planting along one boundary, creating a good degree of privacy. There is also a hardstanding area ideal for garden storage, gated side and rear access, fully enclosed fencing, an outside tap, and exterior lighting.

Directions

From our Bearsted office proceed in an easterly direction passing The Village Green on the right hand side, continuing on into Roundwell, at the junction with the Ashford Road, A20 turn left heading towards Ashford in an easterly direction. Continue to the roundabout taking the second exit, at the next roundabout take the second exit continuing along the A20 at the third roundabout take the third exit following signs to Leeds Village, proceed up the hill passing the church on the left hand side and the George Public House. Taking the next turning on the right into Forge Lane and Brogden Crescent will be found the first turning on the left and the property will be found a short distance on the right, as indicated by our signboard.



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