



Broomfield Road, Kingswood, Maidstone, Kent, ME17 3NY
Offers In Excess Of £775,000



Nestled along the sought-after Broomfield Road in Kingswood, this impressive four-bedroom, three-bathroom detached bungalow is set well back from the road on a generous plot of over half an acre.

Approach the property via an expansive block-paved driveway that offers ample parking for multiple vehicles and leads to both a double garage and an additional spacious single garage. Step through the welcoming porch into the entrance hall, which opens up to the living quarters on one side and the bedrooms on the other. The exceptionally large lounge/dining room flows into a stunning sun lounge that overlooks the beautifully maintained rear garden. The kitchen is generously proportioned and features an Aga, supplemented by an adjacent utility room with a separate W.C. Access to an outdoor storage area and the integral double garage are also via the utility room.

The bedroom accommodation includes a principal suite complete with a generously sized en-suite bathroom featuring both a shower and a bath. The second bedroom also benefits from its own en-suite shower room, while bedrooms three and four conveniently share the family bathroom.

Externally, the property is surrounded by perfectly manicured gardens. The hedge-lined front garden is primarily laid to lawn and adorned with various shrubs and flowers. The tranquil rear garden boasts a substantial lawn, a vegetable patch, and a patio seating area, an ideal setting for entertaining family and friends during the summer months.

Tenure: Freehold. Council Tax Band: F. EPC rating: TBC.



LOCATION

Situated within the charming village of Kingswood, the property is ideal for families looking for peaceful surroundings while maintaining good access to local amenities and transport links. Maidstone town centre, with its array of shops, restaurants, and entertainment options, is approximately 7 miles away.

ACCOMMODATION

Entrance Porch

Hallway

Lounge/Dining Room

Sun Lounge

Kitchen

Utility Room

W.C.

Principal Bedroom

En-suite Bathroom

Bedroom Two

En-suite Shower Room

Bedroom Three

Bedroom Four

Family Bathroom

EXTERNALLY

Driveway

Double Garage


Single Garage

Front Garden

Rear Garden

VIEWINGS

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

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are whose which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

Broomfield Road, Kingswood, Maidstone, Kent

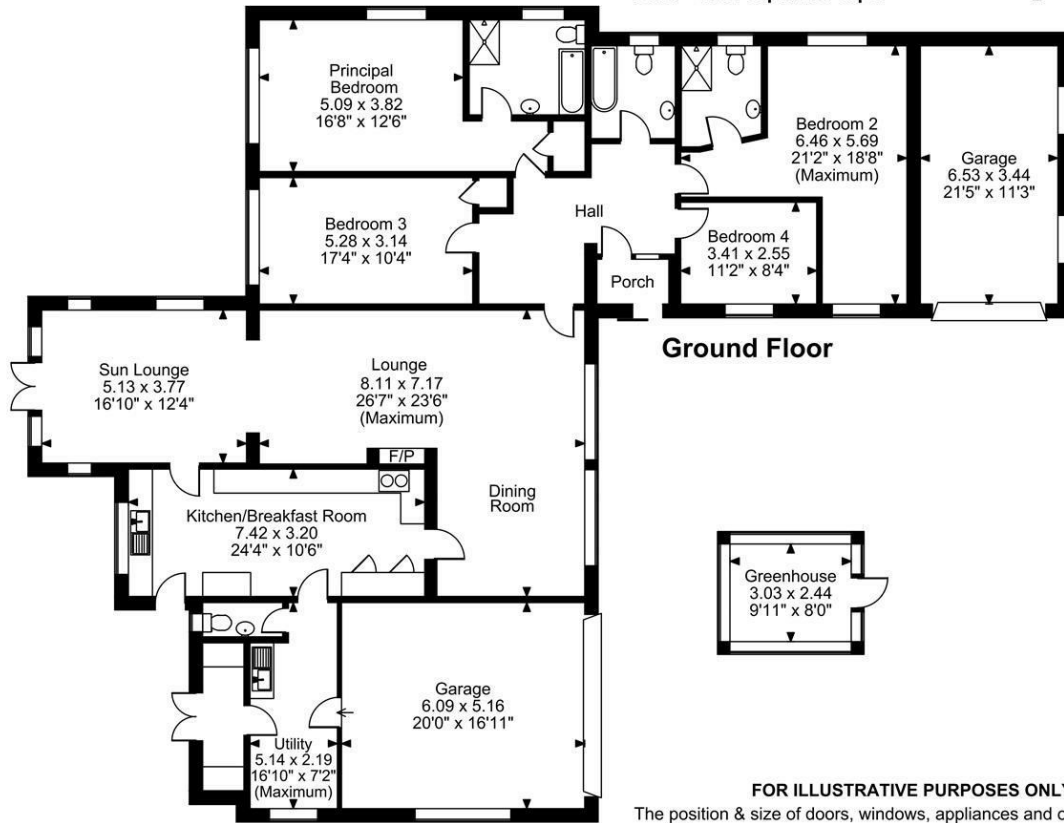
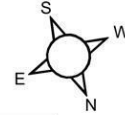
Approximate Gross Internal Area

Main House = 2354 Sq Ft/219 Sq M

Garages = 577 Sq Ft/54 Sq M

Greenhouse = 80 Sq Ft/7 Sq M

Total = 3011 Sq Ft/280 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8695931/LCO

