



72 Murrain Drive
Downswood, Maidstone
ME15 8XN
Asking Price £275,000

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Maidstone
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Description

Offered for sale with no forward chain, this well-presented two-bedroom end-of-terrace home is situated in the sought-after Downswood area, within walking distance of local amenities and the popular Mallards Park. The accommodation comprises a living room, kitchen/diner, two bedrooms and a family bathroom.

Externally, the property benefits from a private west-facing rear garden, together with additional front and side gardens offering excellent potential. A particular feature of the property is the off-road parking and attached single garage, providing valuable additional storage and parking.

Ideally suited to first-time buyers or investors, this attractive home combines a popular residential location with convenient access to local facilities and outdoor spaces. Early viewing is highly recommended.

Location

Situated on this sought after development adjacent to open countryside, the Len Valley Nature Reserve and Mote Park, with 450 acres, boating lake and leisure centre and swimming pool. Downswood has it's own shopping parade which provides for everyday needs together with pharmacy and community centres. The nearby village of Bearsted has a good selection of local amenities and is within 1/2 mile with infant and junior schools at Madginford, Bearsted mainline railway station connected to London and a wider selection of shops, restaurants and pubs around the Village Green. Maidstone town centre is some one and half miles distant and offers a more comprehensive selection of amenities, consistent with it's County town status including a wider selection of schools for older children, two museums, theatre and County library, cinema complex and two railway stations connected to London. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

Council Tax Band

C

VIEWINGS STRICTLY BY APPOINTMENT

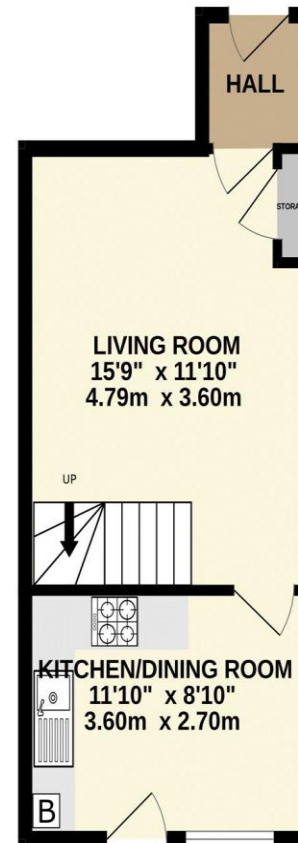
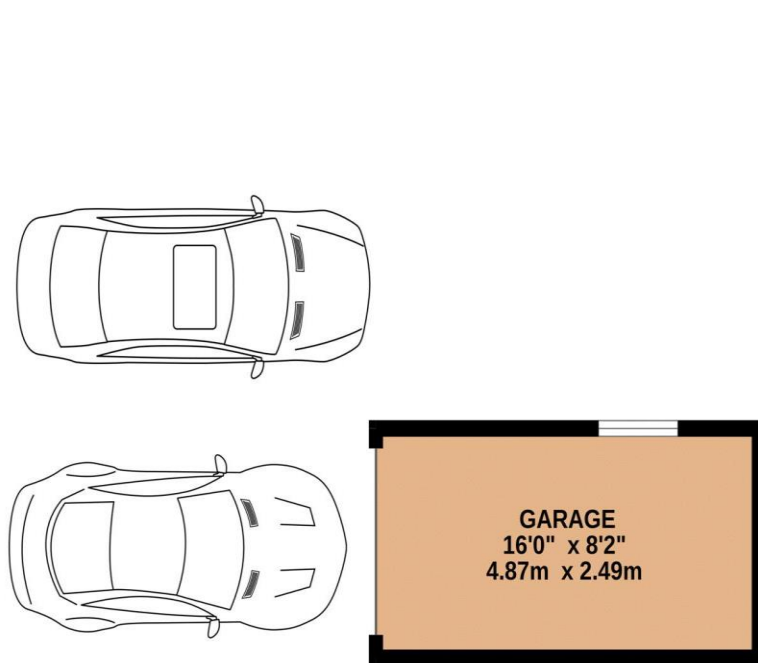
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)

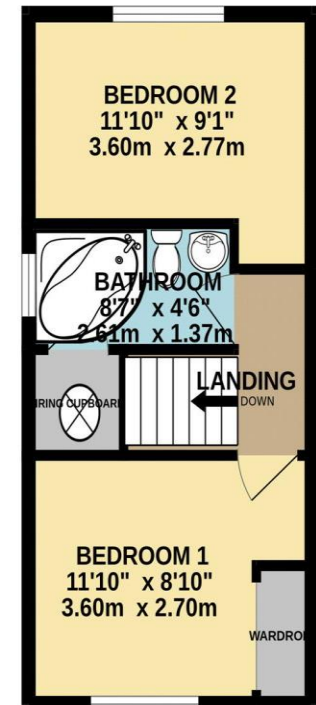


Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 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 HALL

uPVC entrance door with fanlight above and gold-tone fittings, opening into:

LIVING ROOM 15' 9" x 11' 10" (4.80m x 3.60m)

Double radiator and window to front aspect. Staircase rising to the first floor with useful understairs storage cupboard.

KITCHEN / DINING ROOM 11' 10" x 8' 10" (3.60m x 2.69m)

Fitted with a range of high and low-level units with white door and drawer fronts, complemented by black granite-effect work surfaces. Stainless steel one-and-a-half bowl sink with mixer tap and drainer. Four-burner gas hob with extractor hood above and integrated oven. Space and plumbing for washing machine and space for fridge/freezer. Tiled splashbacks, double radiator and recently fitted wall-mounted gas-fired boiler. Window and glazed door providing access to the west facing rear garden.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 11' 10" x 8' 10" (3.60m x 2.69m)

Window to rear enjoying a westerly aspect, with wardrobe recess and fitted hanging rail.

BEDROOM 2 11' 10" x 9' 1" (3.60m x 2.77m)

Window to front enjoying a pleasant outlook with an easterly aspect, and radiator.

BATHROOM 8' 7" x 4' 6" (2.61m x 1.37m)

White suite with chrome fittings comprising WC, wash hand basin and corner bath with shower over. Fully tiled walls, window to side aspect and radiator.

OUTSIDE

To the front of the property is an attached single garage measuring 16'0" x 8'2", with a driveway to the front and an additional parking area to the side, providing off-road parking for two vehicles. The property also benefits from extensive front and side gardens, offering excellent potential.

The west-facing rear garden features a paved patio area adjoining the property, a lawn with a variety of mature trees and established planting, and side pedestrian access. Further benefits include an outside light and water tap.

Directions

From our Bearsted Office proceed in a southerly direction into Yeoman Lane, passing the village green on the left hand side. At the junction with the Ashford Road, turn right heading towards Maidstone taking the second turning on the left into Spot Lane. Continue for some distance through the traffic calming measures, upon reaching the Downswood development at the roundabout take the second exit into Deringwood Drive, first left into Gorham Drive and Murrain Drive will be found first turning on the right. The property will be found at the end of the cul de sac on the right hand side, as indicated by our sign board.



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