



4 The Almonds
Bearsted, Maidstone
ME14 4LG
Asking Price £600,000

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Exceptional family home, located in this sought after residential position.



Description

Exceptional family home, located in this sought after residential position, a stone's throw away from the outstanding Roseacre and Thurnham Schools in Bearsted. The property has ample living space for a growing family including an en-suite Principal Bedroom, three further bedrooms, modern kitchen, downstairs cloakroom, office study room and garage. Arranged over two floors and extends to 1600 square feet with the added benefit of gas fired central heating and UPVC double glazing.

Agents note: the property is being sold with no forward chain.

Location

Located in a well established and sought after residential position within a quarter of a mile of the village green, with it's excellent selection of local amenities including shops providing for everyday needs, County library, a selection of pubs and restaurants together with mainline railway station connected to London on the Victoria Line. The village boasts a wide selection of leisure facilities including golf, tennis, football and cricket. Maidstone to the County town is some two miles distant and offers a more comprehensive selection of amenities including 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

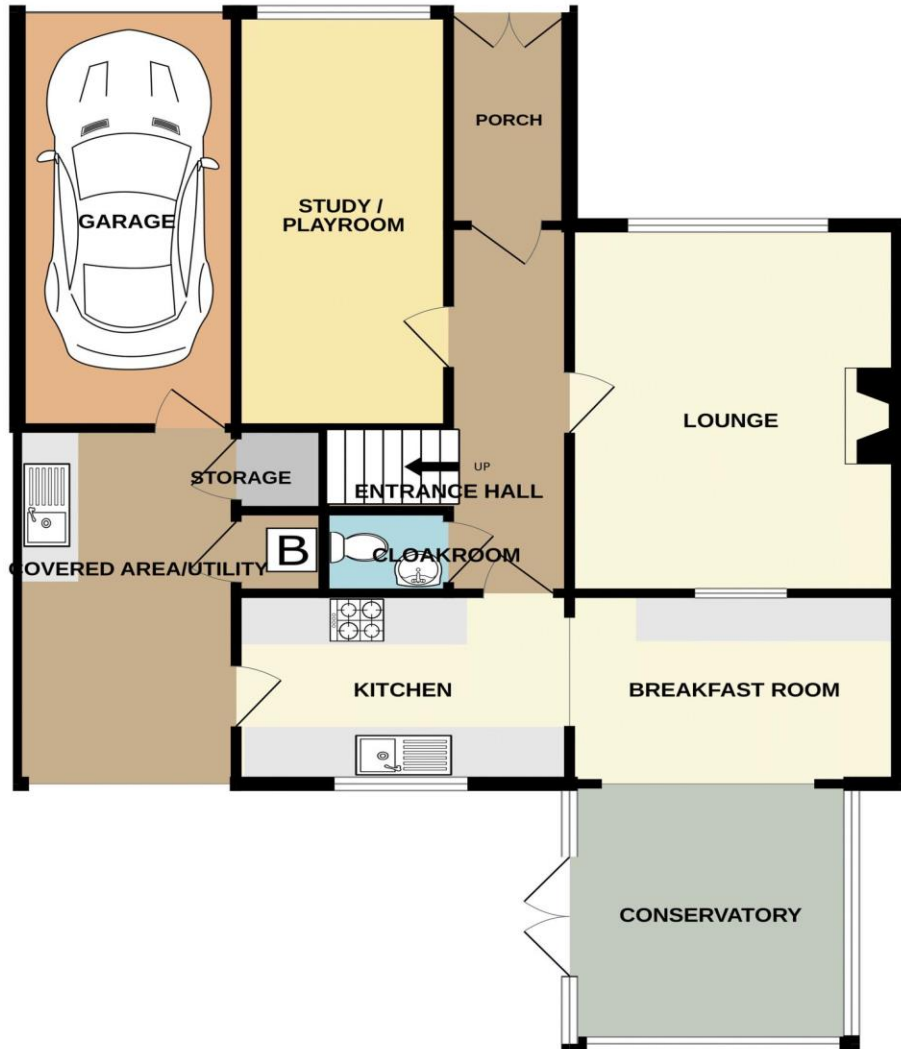
VIEWINGS STRICTLY BY APPOINTMENT

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

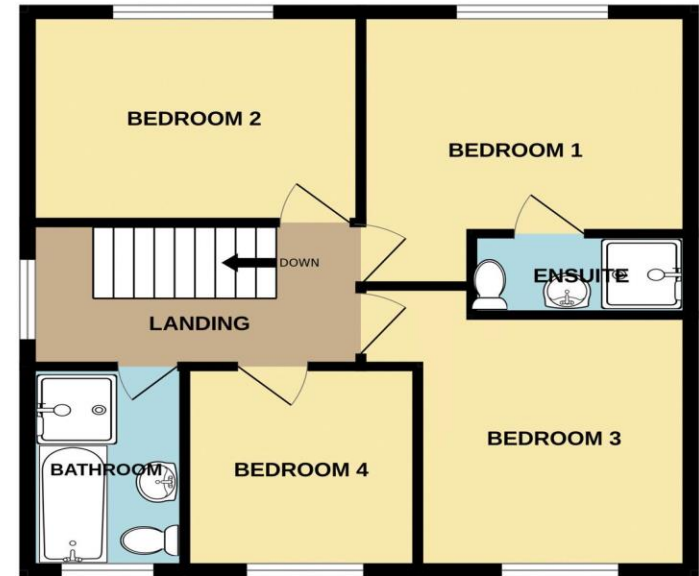


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1007 sq.ft. (93.5 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1556 sq.ft. (144.6 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

uPVC double-glazed casement doors, external lighting, side window, ceramic tiled flooring, double radiator, and recessed spotlights. A partially glazed oak door with a central glass panel leads into:

ENTRANCE HALL

Double radiator and staircase leading to the first floor.

CLOAKROOM

A modern white suite comprising a low-level W.C. with concealed cistern, and a wall-hung hand basin with a chrome mixer tap and vanity unit beneath. Chrome heated towel rail, mosaic tiled flooring, and ceramic half-tiled walls. Additional features include an extractor fan, recessed lighting, and decorative blue LED lighting around the skirting board.

LOUNGE 15' 3" x 11' 10" (4.64m x 3.60m)

Oak wood flooring, a large front-facing picture window, and a double radiator. A contemporary fire surround with electric fire serves as a focal point, complemented by decorative glass blocks inset into the wall and a floating oak shelf beneath.

STUDY / PLAYROOM 16' 2" x 7' 7" (4.92m x 2.31m)

Glazed oak entrance door, front-facing window with fitted blind enjoying a western aspect, and a double radiator.

KITCHEN 12' 5" x 7' 11" (3.78m x 2.41m)

A modern fitted kitchen featuring oak-effect door and drawer fronts, complemented by a range of high and low-level units with slate-effect work surfaces and tiled splashbacks. Black Astracast one-and-a-half bowl sink with drainer and pull-out chrome mixer tap. Integrated Indesit double oven and five-burner gas hob with stainless steel extractor hood above. Additional features include glass display units, slate-effect tiled flooring, recessed

spotlights, and a large rear-facing picture window overlooking the garden. Integrated dishwasher and fridge. uPVC half-glazed door providing access to the covered area and garden.

DINING ROOM 11' 8" x 8' 1" (3.55m x 2.46m)

Matching low-level cupboards with coordinating work surface, complemented by dark oak-effect laminate flooring and a vertical radiator. Archway leading to:

CONSERVATORY 10' 9" x 10' 1" (3.27m x 3.07m)

A brick-built conservatory with a glass roof, featuring a double radiator and dark oak-effect laminate flooring. Double casement doors open out onto the garden.

ON THE FIRST FLOOR

LANDING

Side window, white wooden balustrade with oak handrails, and dado rail. A pull-down ladder provides access to:

LOFT SPACE

A substantial loft space, partially converted, featuring plasterboarded walls, eaves storage cupboards, two radiators, and three Velux windows.

BEDROOM 1 12' 3" x 10' 2" (3.73m x 3.10m)

Front-facing window, double radiator, and a frosted glazed oak door opening into:

EN-SUITE SHOWER ROOM

White low-level W.C. and wall-hung hand basin with chrome mixer tap and vanity unit beneath, complemented by a tiled splashback. Chrome towel rail and a shower cubicle with power shower. Further features include recessed spot lighting and an extractor fan.

BEDROOM 2 10' 6" x 9' 1" (3.20m x 2.77m)

Front-facing window, double radiator, and built-in wardrobes with mirrored sliding doors.

BEDROOM 3 10' 4" x 9' 0" (3.15m x 2.74m)

Rear-facing window overlooking the garden, and a double radiator.

BEDROOM 4 8' 7" x 8' 5" (2.61m x 2.56m)

Oak-effect laminate flooring, rear-facing window, and a double radiator.

BATHROOM

A white suite comprising a panelled bath with chrome mixer tap and hand shower, pedestal hand basin with chrome mixer tap, and low-level W.C. Fully tiled walls, along with a shower cubicle featuring both a hand shower and rainfall shower above. Additional features include glass wall display units, a chrome heated towel rail, rear-facing window, and recessed lighting.

OUTSIDE

To the side of the property is a particularly useful covered area, complete with a sink and access to storage cupboards. There is also a built-in cupboard housing a Worcester boiler, providing hot water and central heating throughout, along with a small tool shed. A door leads through to the garage (17'7" x 7'9"), fitted with an up-and-over door, power, and lighting.

To the front of the property, an extensive driveway provides off-road parking for several vehicles. The rear garden measures approximately 40ft x 37ft and enjoys an easterly aspect, featuring a patio area, lawn, and a selection of shrubs and a willow tree.



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