



**Bodsham Crescent, Bearsted, Maidstone, Kent, ME15 8NL**  
**Offers In Excess Of £500,000**



A charming four-bedroom detached house situated within a highly sought-after residential development in Bearsted, adjacent to the picturesque Len Valley and Mallards Park. This prime location offers fantastic recreational opportunities, including scenic walks and beautiful green spaces.

As you approach the property, you're welcomed by a triple driveway that leads to the garage, bordered by a generous front garden boasting established trees and a neatly trimmed hedge. Step inside through the entrance porch, perfect for storing coats and shoes, leading into an inviting entrance hall which feeds a lovely sitting room with a traditional bay window, a modernised kitchen seamlessly connected to the dining area, and a convenient ground-floor W.C. On the first floor, you'll discover two generous double bedrooms, two further single bedrooms, and a stylish family bathroom designed with young families in mind.

Outside, the rear West facing garden is primarily laid to lawn, with well-established borders creating a beautiful backdrop. A small patio area invites you to relax in the sun, and a block-paved pathway leads to the side door of the garage. A convenient side gate also provides easy access to the rear garden.

Tenure: Freehold. Council Tax Band: E. EPC rating: D.



**LOCATION:**

The property is ideally located to take advantage of local amenities within Bearsted including local shops and doctors surgery. There are excellent transport links via the nearby mainline train station and easy access to the M20 & M2 motorways together with close proximity to the superb Thurnham and Roseacre schools, the picturesque village green with a choice of cafe's, pubs and restaurants. Leisure facilities include golf, bowls and tennis clubs, nearby leisure centres, whilst the beautiful grounds of both Leeds Castle and Mote park are nearby.

**ACCOMODATION:**

**GROUND FLOOR:**

- Porch
- Hall
- Sitting Room
- Dining Room
- Kitchen
- W/C

**FIRST FLOOR:**

- Landing

**Principle Bedroom**


- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bathrom

**EXTERNALLY:**

- Driveway
- Garage
- Front & Rear Gardens

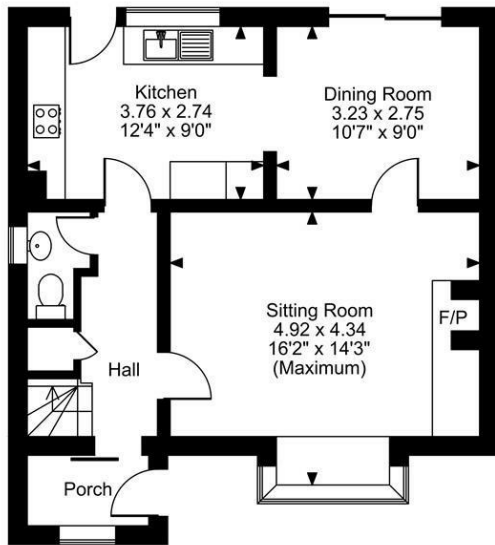
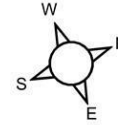
**VIEWINGS:**

Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

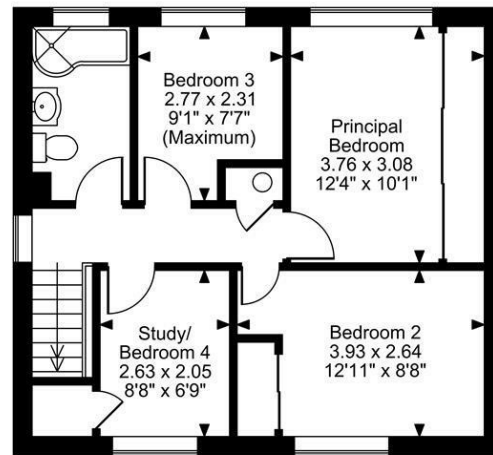
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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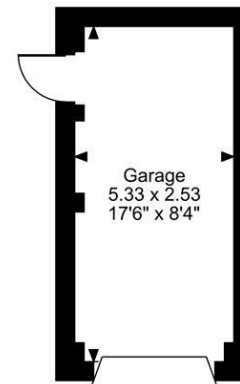
**Bodsham Crescent, Bearsted, Maidstone**  
**Approximate Gross Internal Area**  
**Main House = 1039 Sq Ft/97 Sq M**  
**Garage = 145 Sq Ft/13 Sq M**  
**Total = 1184 Sq Ft/110 Sq M**



**Ground Floor**



**First Floor**



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