



Merton Road, Bearsted, Maidstone, Kent, ME15 8LS
Offers In Excess Of £270,000



**** GUIDE PRICE £270,000 - £280,000 **** This delightful two bedroom semi-detached property located in the sought-after area of Merton Road, Bearsted presents an excellent opportunity for you to add your personal touch and create your ideal home.

Step through the entrance hall into a cosy sitting room and dining space offering plenty of natural light and benefitting from a sliding patio door to rear. The galley-style kitchen was modernised around 10 years ago, boasting a pantry under the stairs providing ample storage.

Upstairs you'll find two generously-sized double bedrooms, along with a well-appointed family bathroom.

Externally, the property is accessed via a pedestrian walkway, with a patio and shingled front garden, and a handy side access. The rear benefits from a good-sized low maintenance West facing garden, ideal for outdoor relaxation and offering a blank canvas for garden enthusiasts. Additionally, there is the added convenience of a garage-en-bloc offering additional parking or storage with a recently replaced roof, and with the benefit of a parking space to front. Tenure: Freehold. Council Tax Band: C. EPC rating: C.



LOCATION

ACCOMODATION

GROUND FLOOR:

Entrance hall

Sitting area

Dining area

Kitchen

Pantry

FIRST FLOOR:

Principal bedroom

Bedroom 2

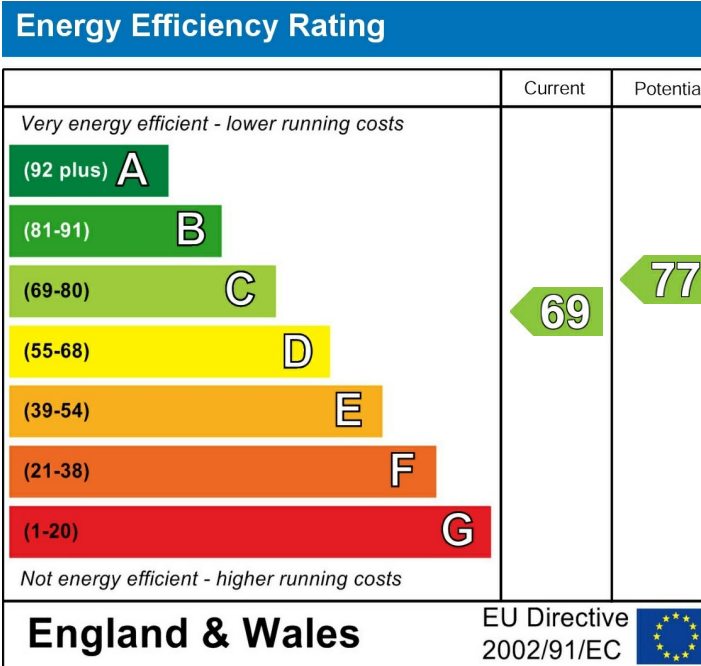
Bathroom

EXTERNALLY:

Garage-en-bloc

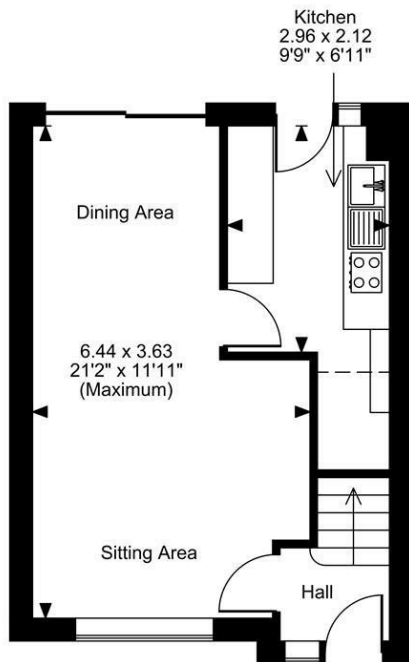
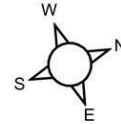
Front garden

Rear garden

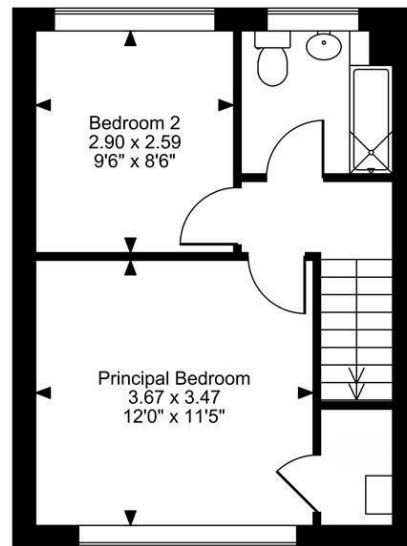


Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part 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 those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

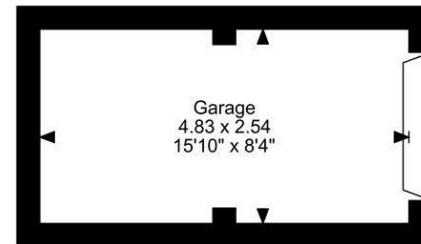
Merton Road, Bearsted, Maidstone
Approximate Gross Internal Area
Main House = 640 Sq Ft/60 Sq M
Garage = 132 Sq Ft/12 Sq M
Total = 772 Sq Ft/72 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8680674/SAP

